

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Greater Toronto Area

Date Released: November 2015



Housing market intelligence you can count on

Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

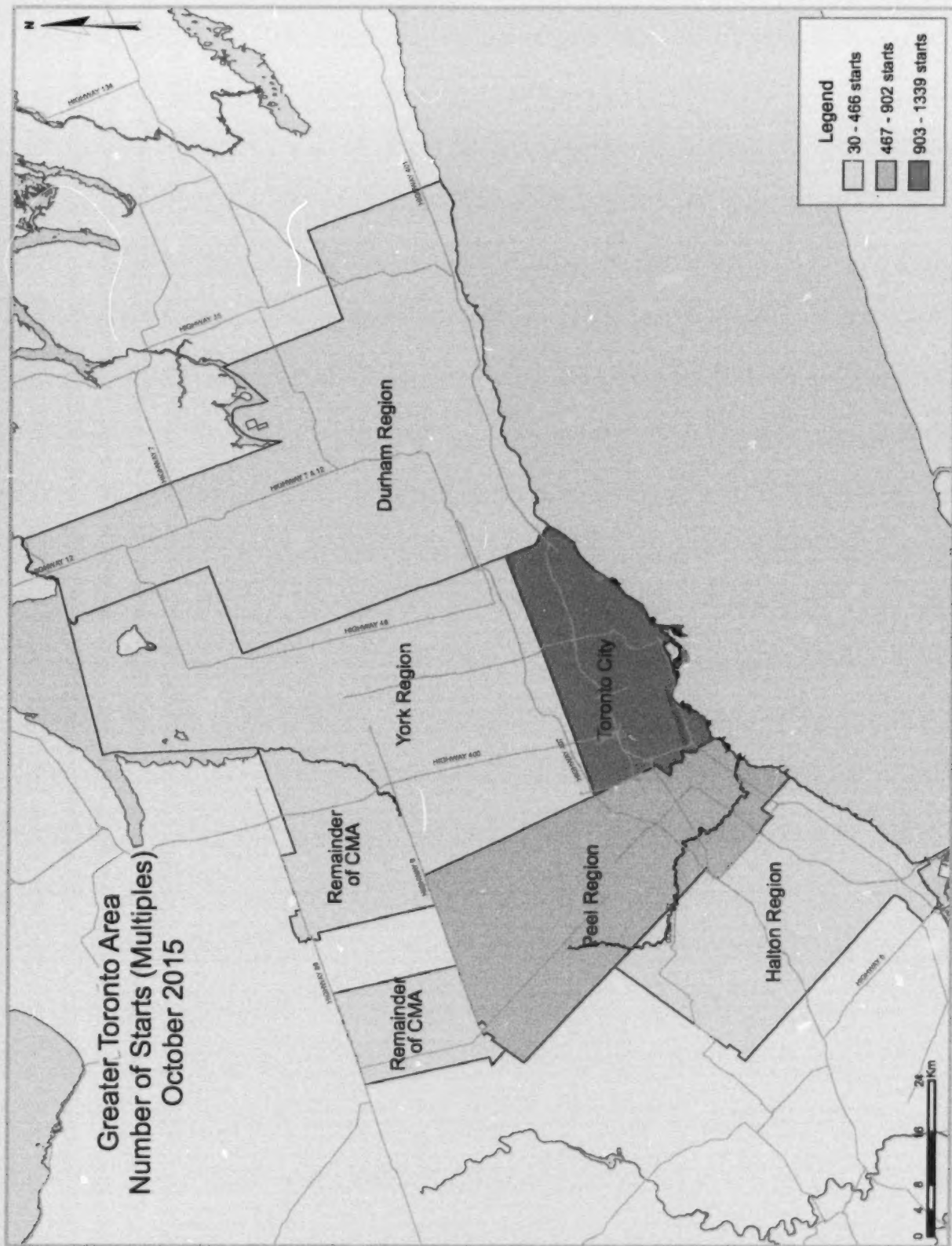
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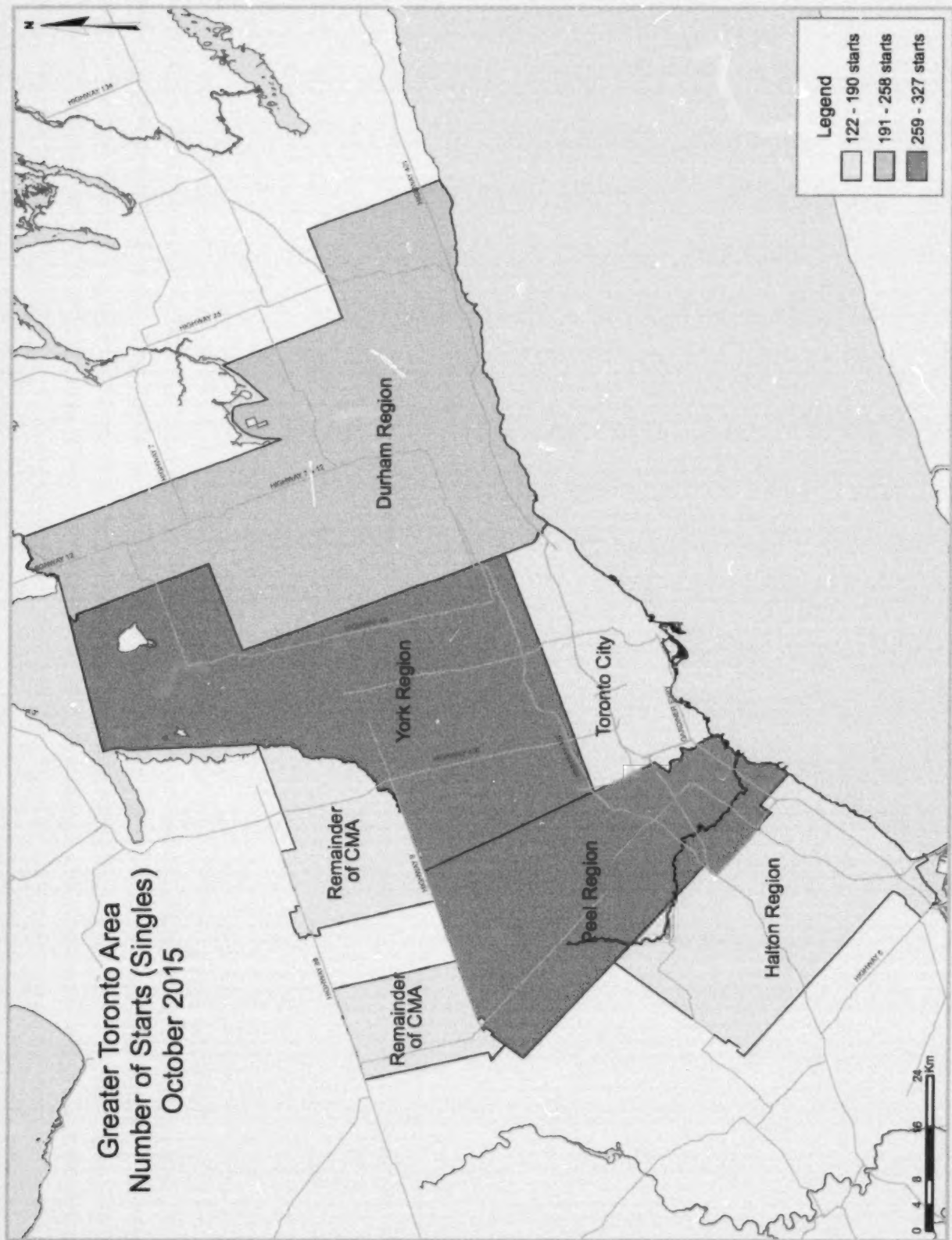
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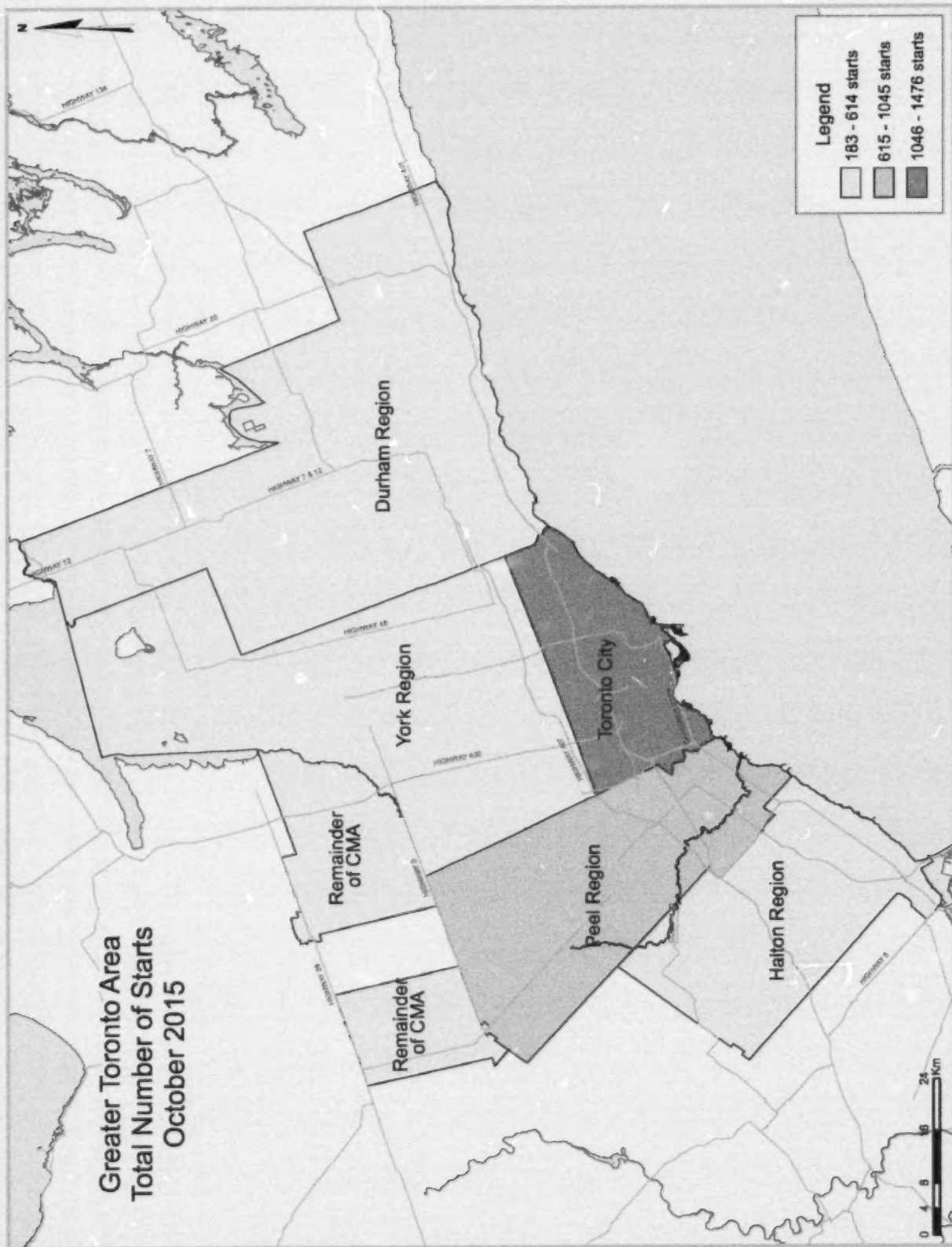
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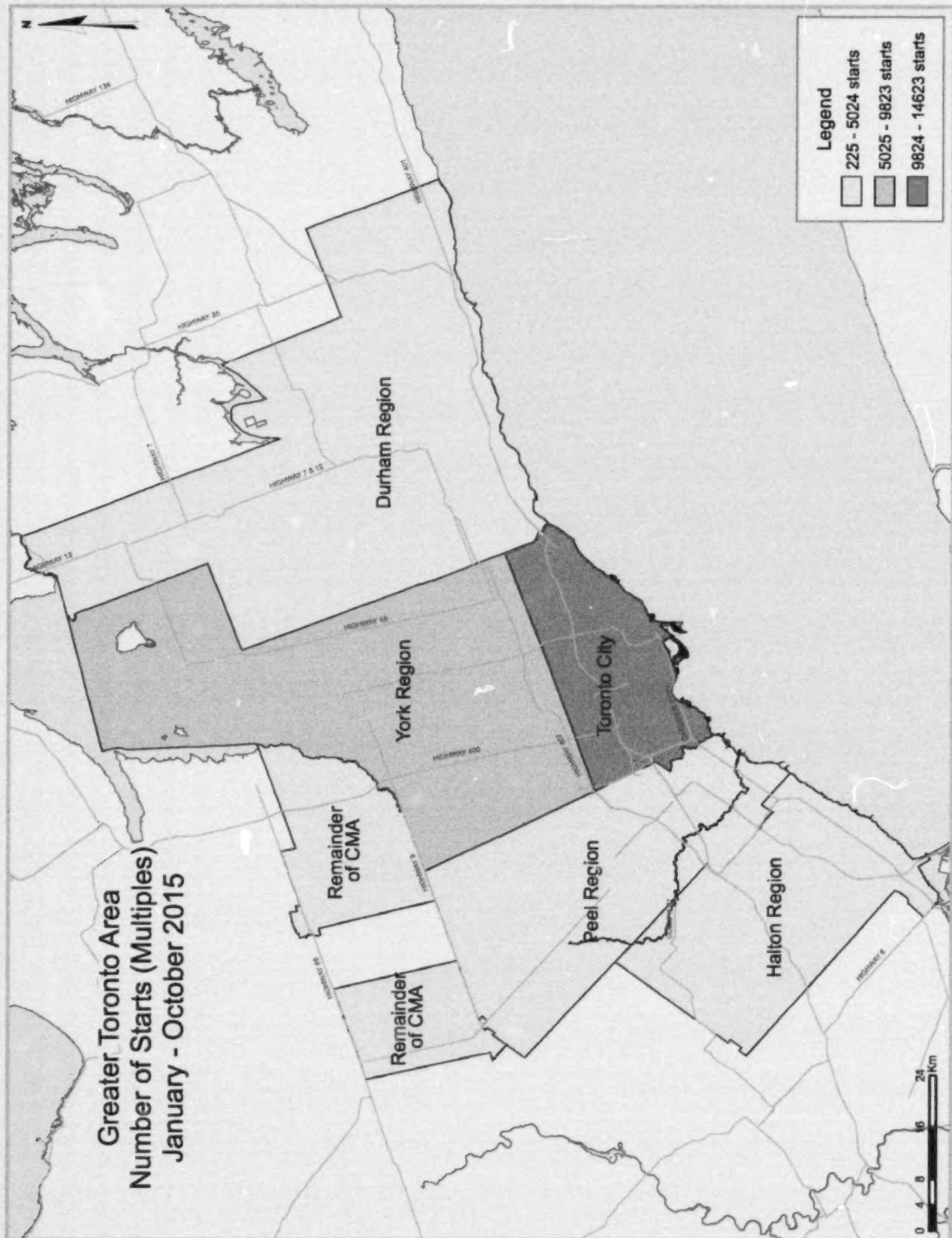
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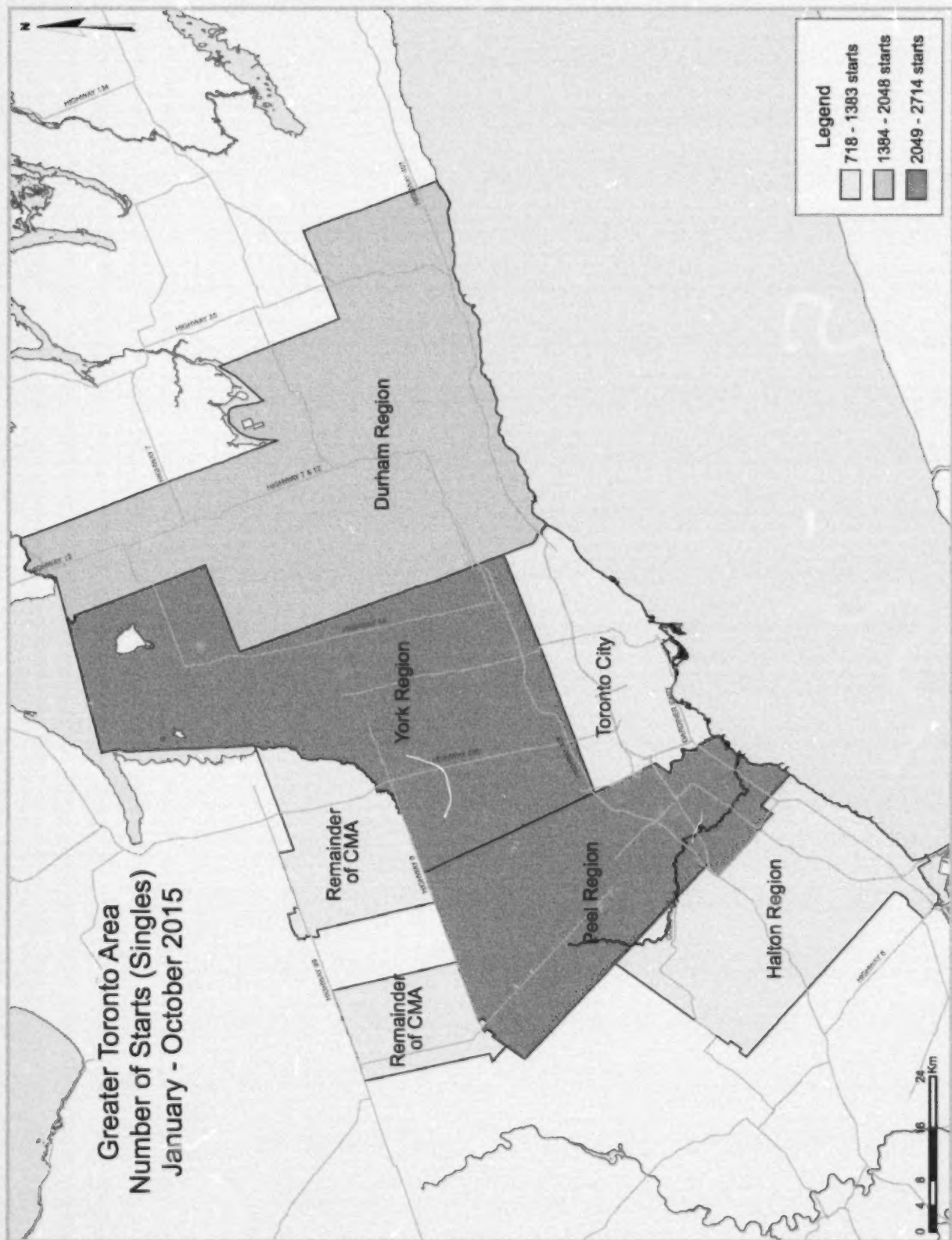
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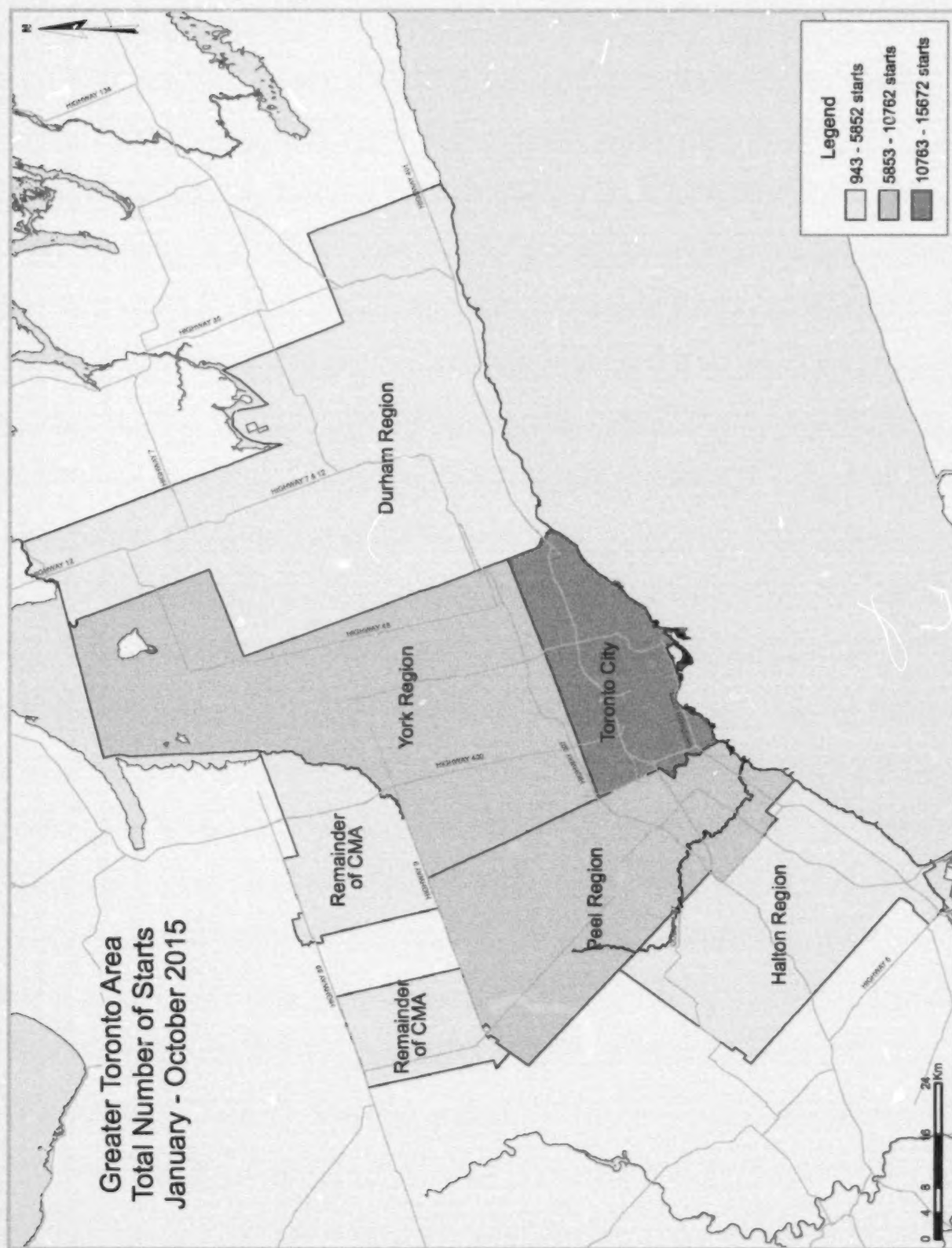


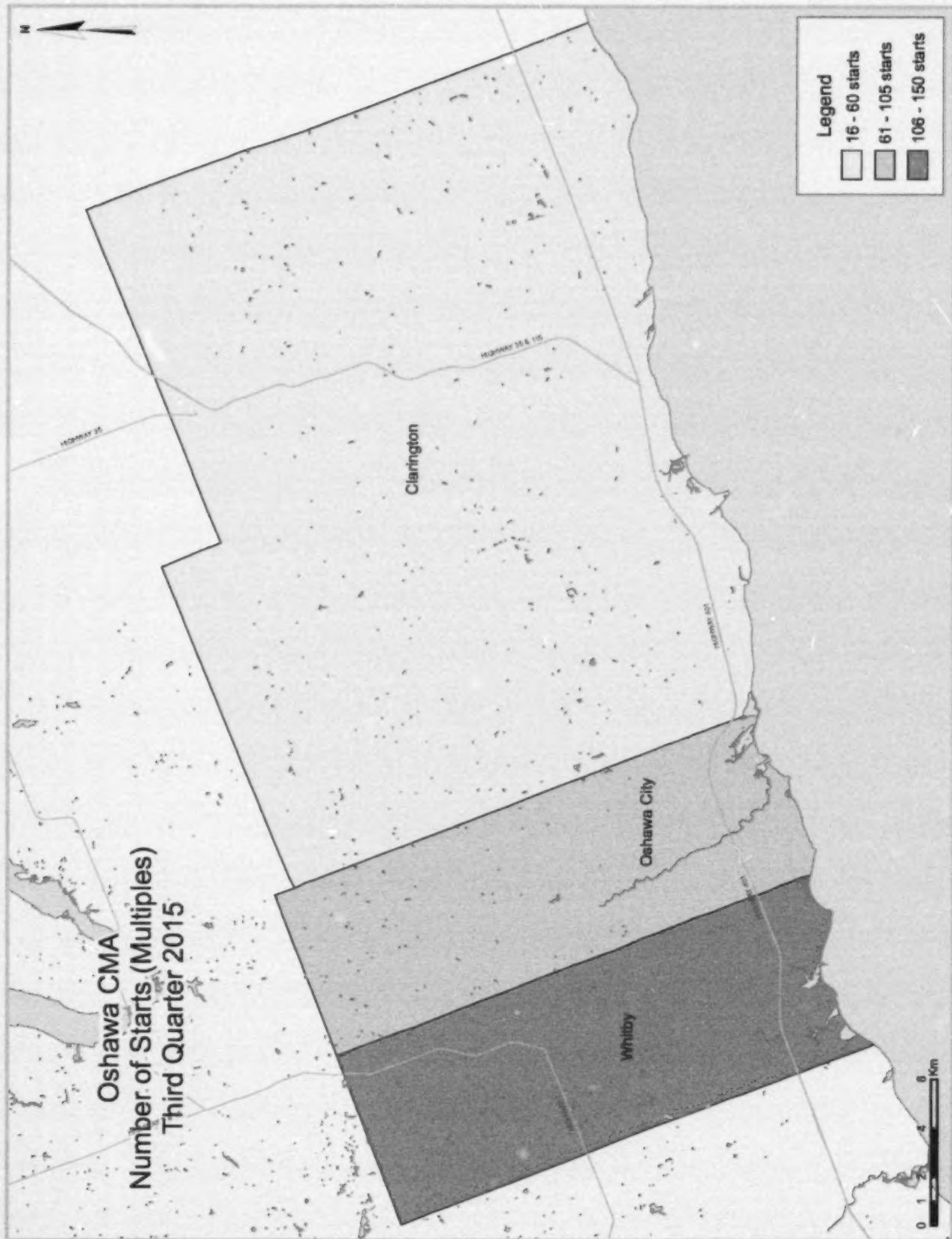


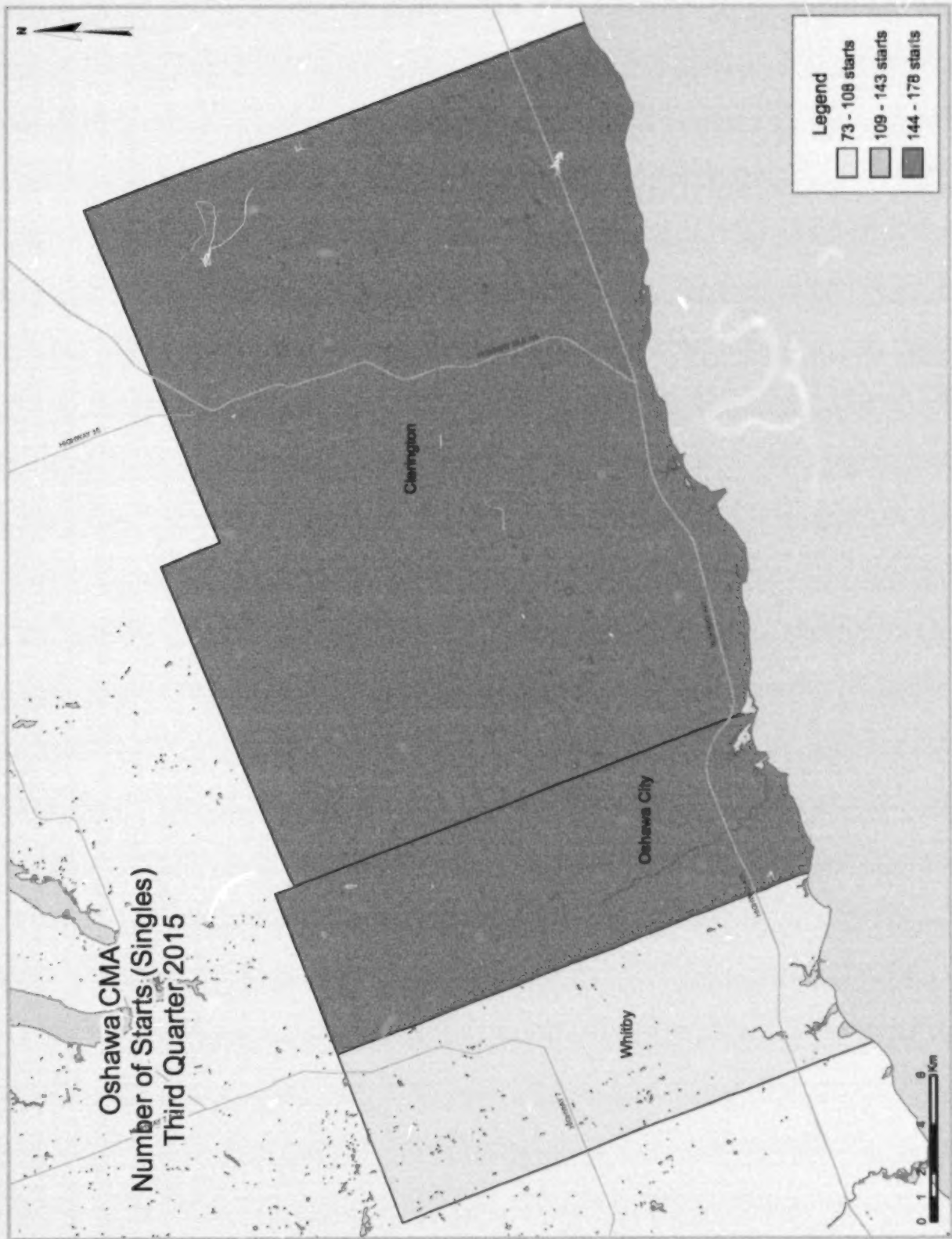


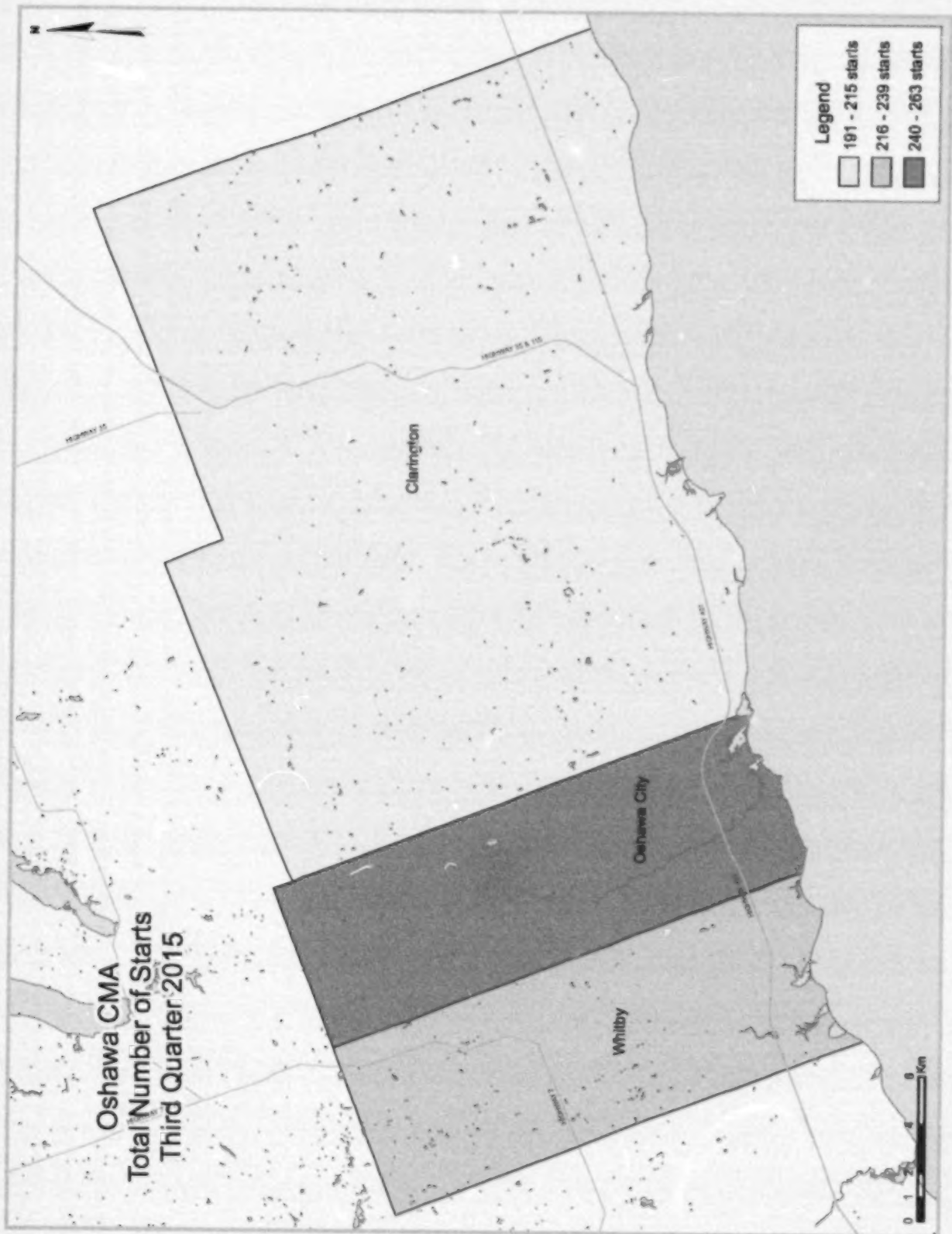


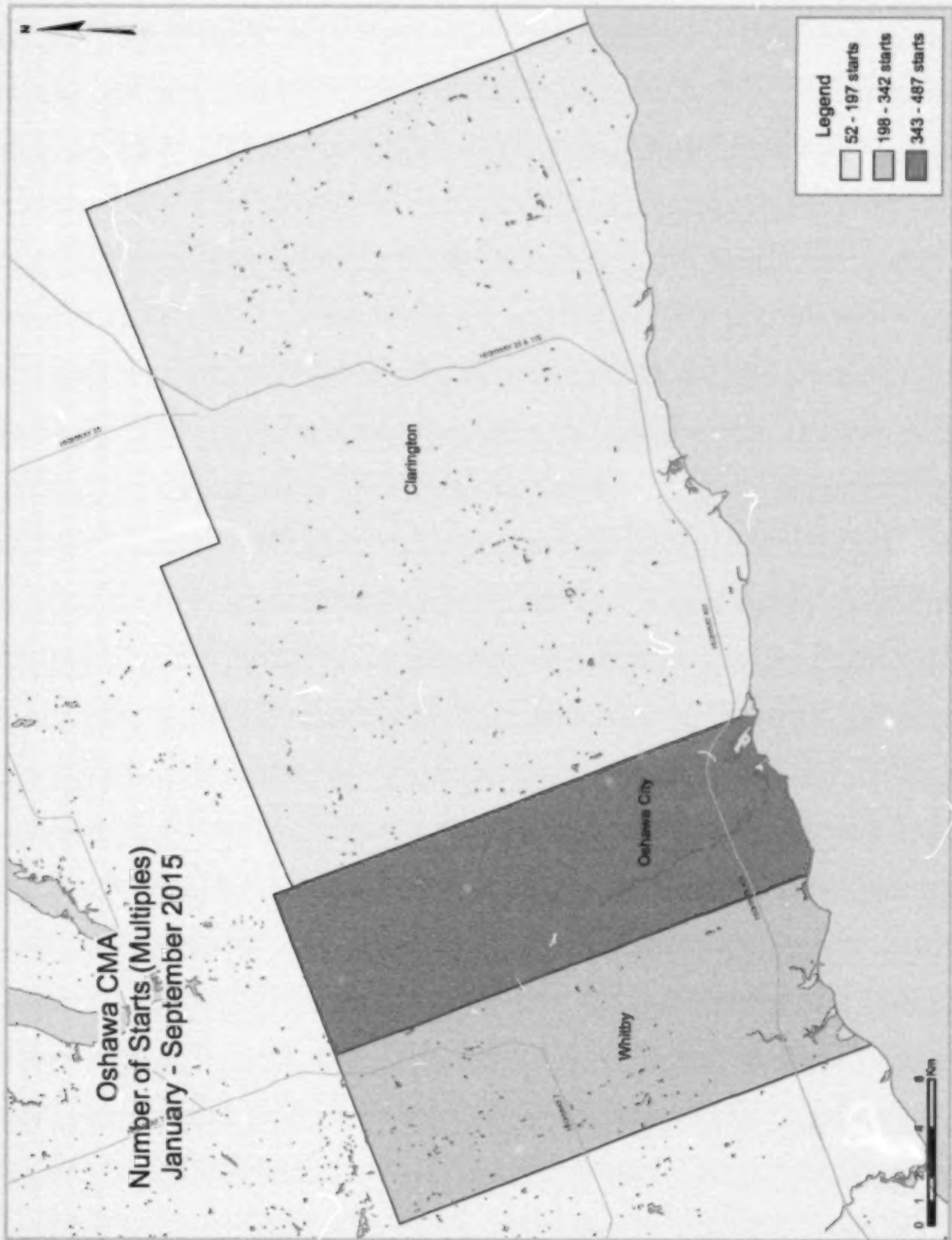


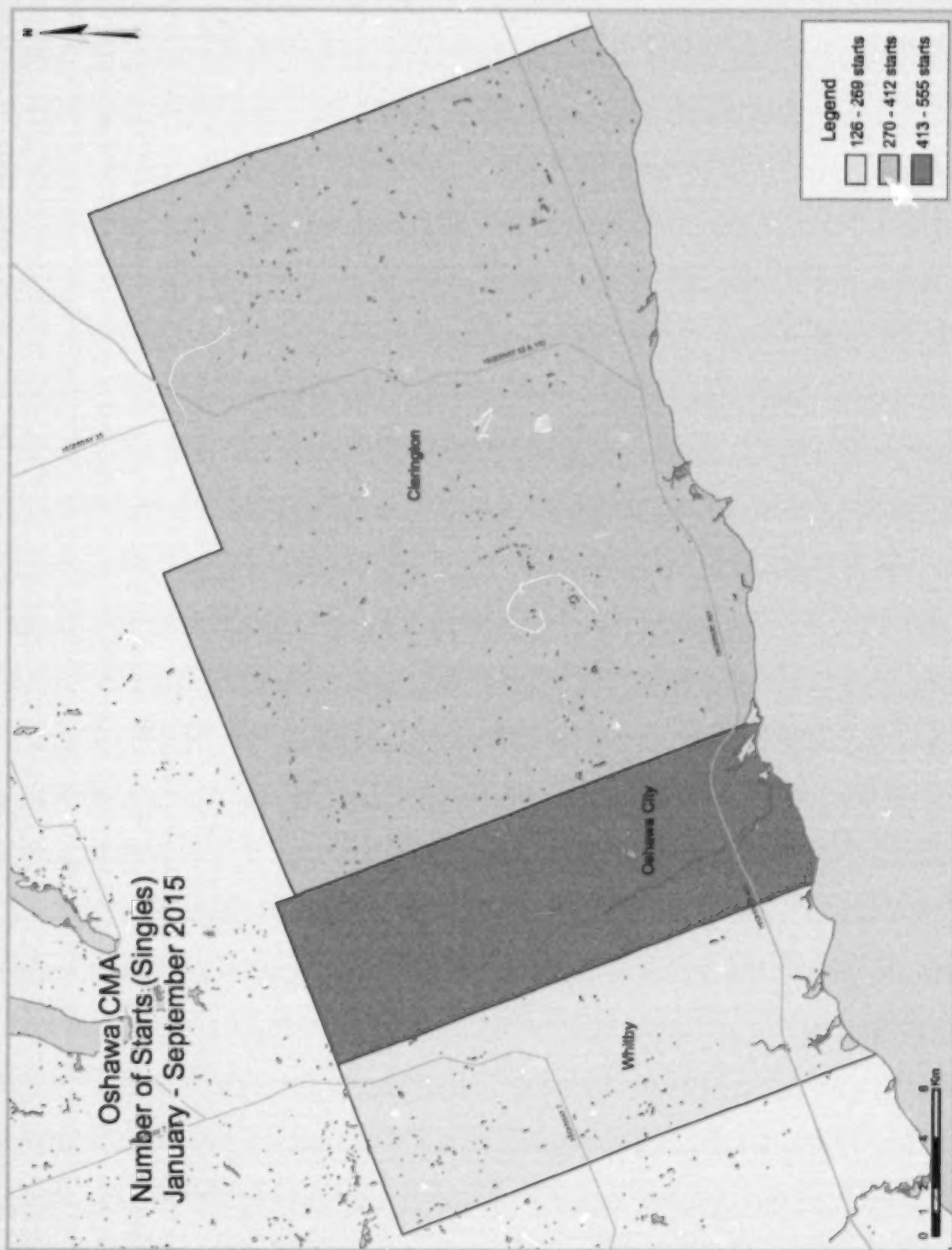


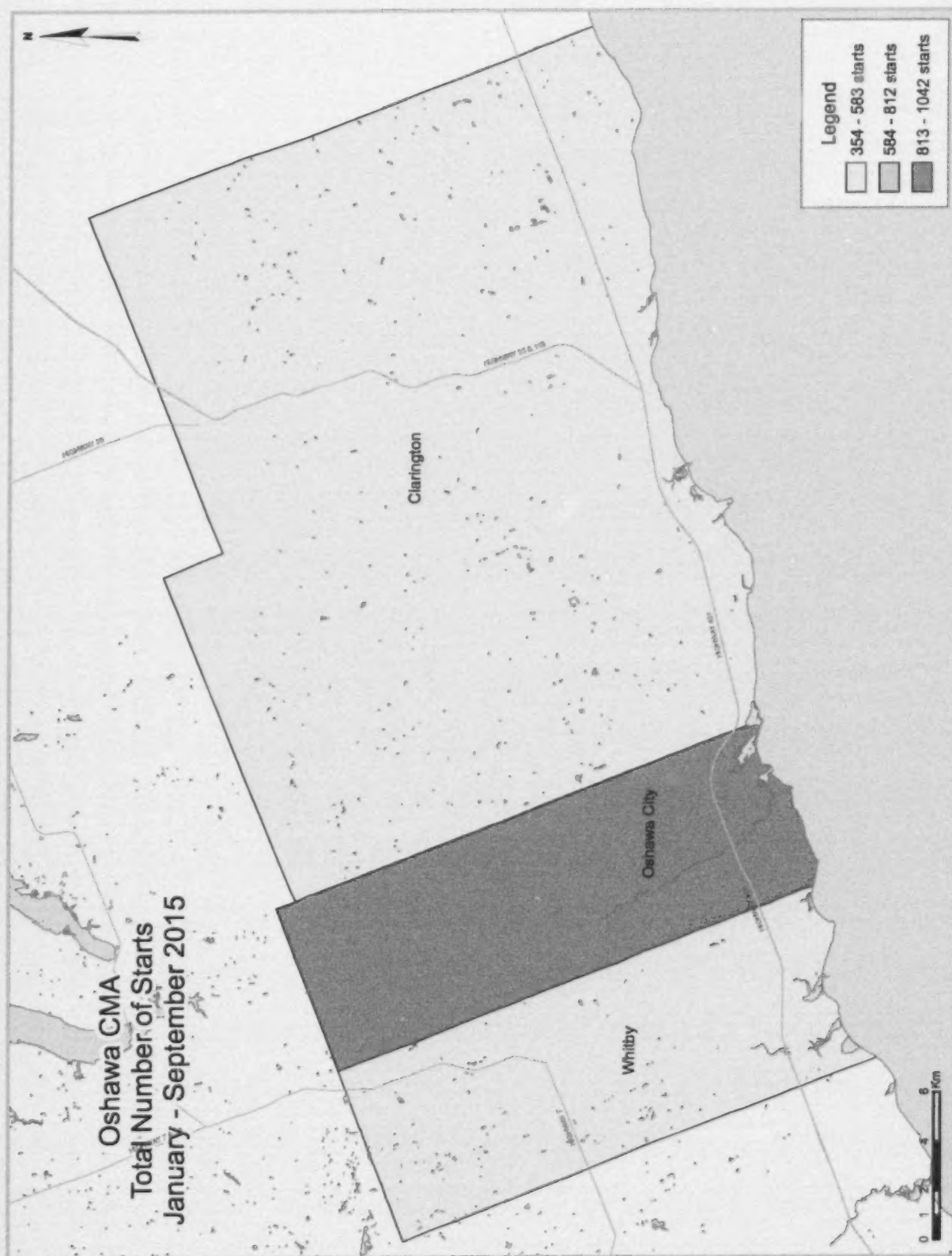












ZONE DESCRIPTIONS - GREATER TORONTO AREA

Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA

Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA

Whitby (Town)	
Oshawa (City)	
Clarington (Municipality)	

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)**October 2015**

Toronto CMA¹	September 2015	October 2015
Trend ²	45,782	45,765
SAAR	58,016	38,722
	October 2014	October 2015
Actual		
October - Single-Detached	906	1,043
October - Multiples	1,365	2,345
October - Total	2,271	3,388
January to October - Single-Detached	7,284	8,205
January to October - Multiples	17,256	26,906
January to October - Total	24,540	35,111

Table 1b: Housing Starts (SAAR and Trend)**October 2015**

Oshawa CMA¹	September 2015	October 2015
Trend ²	2,522	2,871
SAAR	1,708	5,024
	October 2014	October 2015
Actual		
October - Single-Detached	96	189
October - Multiples	27	263
October - Total	123	452
January to October - Single-Detached	927	1,231
January to October - Multiples	488	1,030
January to October - Total	1,415	2,261

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2015	1,012	146	358	31	63	1,045	0	733	3,388
October 2014	906	118	170	0	171	474	0	432	2,271
% Change	11.7	23.7	110.6	n/a	-63.2	120.5	n/a	69.7	49.2
Year-to-date 2015	8,169	904	3,258	36	997	18,992	45	2,710	35,111
Year-to-date 2014	7,256	1,372	2,607	28	708	11,501	4	1,064	24,540
% Change	12.6	-34.1	25.0	28.6	40.8	65.1	**	154.7	43.1
UNDER CONSTRUCTION									
October 2015	8,886	1,070	3,651	40	1,545	42,632	56	4,885	62,765
October 2014	7,238	1,430	2,967	29	817	53,366	8	2,530	68,385
% Change	22.8	-25.2	23.1	37.9	89.1	-20.1	**	93.1	-8.2
COMPLETIONS									
October 2015	679	78	207	0	48	753	0	16	1,781
October 2014	838	204	293	3	90	990	6	103	2,527
% Change	-19.0	-61.8	-29.4	-100.0	-46.7	-23.9	-100.0	-84.5	-29.5
Year-to-date 2015	6,446	1,078	2,228	11	395	29,618	6	1,384	41,166
Year-to-date 2014	7,913	1,622	2,917	20	609	12,002	18	292	25,393
% Change	-18.5	-33.5	-23.6	-45.0	-35.1	146.8	-66.7	**	62.1
COMPLETED & NOT ABSORBED									
October 2015	249	20	64	1	33	1,890	n/a	n/a	2,257
October 2014	224	19	92	0	42	919	n/a	n/a	1,296
% Change	11.2	5.3	-30.4	n/a	-21.4	105.7	n/a	n/a	74.2
ABSORBED									
October 2015	670	74	213	1	122	728	n/a	n/a	1,808
October 2014	838	203	295	3	91	1,023	n/a	n/a	2,453
% Change	-20.0	-63.5	-27.8	-66.7	34.1	-28.8	n/a	n/a	-26.3
Year-to-date 2015	6,412	1,085	2,224	10	390	28,645	n/a	n/a	38,766
Year-to-date 2014	7,861	1,615	2,919	21	584	12,066	n/a	n/a	25,066
% Change	-18.4	-32.8	-23.8	-52.4	-33.2	137.4	n/a	n/a	54.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2015	189	0	7	0	17	0	0	239	452
October 2014	95	0	27	0	0	0	1	0	123
% Change	98.9	n/a	-74.1	n/a	n/a	n/a	-100.0	n/a	**
Year-to-date 2015	1,230	20	202	1	96	132	0	580	2,261
Year-to-date 2014	926	32	264	0	88	0	1	104	1,415
% Change	32.8	-37.5	-23.5	n/a	9.1	n/a	-100.0	**	59.8
UNDER CONSTRUCTION									
October 2015	1,070	28	246	1	165	132	3	760	2,405
October 2014	621	14	192	0	94	0	10	387	1,318
% Change	72.3	100.0	28.1	n/a	75.5	n/a	-70.0	96.4	82.5
COMPLETIONS									
October 2015	132	0	54	0	14	0	0	0	200
October 2014	154	16	41	0	0	0	0	0	211
% Change	-14.3	-100.0	31.7	n/a	n/a	n/a	n/a	n/a	-5.2
Year-to-date 2015	809	0	100	0	27	0	1	72	1,009
Year-to-date 2014	791	36	152	0	35	0	0	71	1,085
% Change	2.3	-100.0	-34.2	n/a	-22.9	n/a	n/a	1.4	-7.0
COMPLETED & NOT ABSORBED									
October 2015	23	0	0	0	0	0	n/a	n/a	23
October 2014	24	0	0	0	0	0	n/a	n/a	24
% Change	-4.2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-4.2
ABSORBED									
October 2015	131	0	54	0	14	0	n/a	n/a	199
October 2014	152	16	41	0	0	0	n/a	n/a	209
% Change	-13.8	-100.0	31.7	n/a	n/a	n/a	n/a	n/a	-4.8
Year-to-date 2015	814	0	100	0	27	0	n/a	n/a	941
Year-to-date 2014	795	36	149	0	35	0	n/a	n/a	1,015
% Change	2.4	-100.0	-32.9	n/a	-22.9	n/a	n/a	n/a	-7.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2015	1,079	134	347	17	80	1,195	0	972	3,824
October 2014	866	118	212	0	171	474	1	432	2,274
% Change	24.6	13.6	63.7	n/a	-53.2	152.1	-100.0	125.0	68.2
Year-to-date 2015	8,797	862	3,396	19	1,095	19,313	45	3,290	36,817
Year-to-date 2014	7,629	1,396	2,876	9	844	11,579	5	1,168	25,506
% Change	15.3	-38.3	18.1	111.1	29.7	66.8	**	181.7	44.3
UNDER CONSTRUCTION									
October 2015	9,436	1,054	3,806	21	1,730	42,999	59	5,800	64,905
October 2014	7,412	1,424	3,126	16	968	53,448	18	3,187	69,599
% Change	27.3	-26.0	21.8	31.3	78.7	-19.5	**	82.0	-6.7
COMPLETIONS									
October 2015	803	76	261	0	60	753	0	16	1,969
October 2014	950	220	312	1	90	1,222	6	140	2,941
% Change	-15.5	-65.5	-16.3	-100.0	-33.3	-38.4	-100.0	-88.6	-33.0
Year-to-date 2015	6,794	1,050	2,323	6	451	29,706	7	1,571	41,908
Year-to-date 2014	8,260	1,612	2,922	2	685	12,444	18	400	26,343
% Change	-17.7	-34.9	-20.5	200.0	-34.2	138.7	-61.1	**	59.1
COMPLETED & NOT ABSORBED									
October 2015	280	21	48	1	33	1,930	n/a	n/a	2,313
October 2014	256	17	62	0	42	901	n/a	n/a	1,278
% Change	9.4	23.5	-22.6	n/a	-21.4	114.2	n/a	n/a	81.0
ABSORBED									
October 2015	792	72	267	1	134	728	n/a	n/a	1,994
October 2014	945	219	314	1	91	1,255	n/a	n/a	2,825
% Change	-16.2	-67.1	-15.0	0.0	47.3	-42.0	n/a	n/a	-29.4
Year-to-date 2015	6,745	1,054	2,319	5	446	28,675	n/a	n/a	39,244
Year-to-date 2014	8,181	1,605	2,935	2	662	12,508	n/a	n/a	25,893
% Change	-17.6	-34.3	-21.0	150.0	-32.6	129.3	n/a	n/a	51.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
October 2015	137	2	103	0	0	825	0	409	1,476
October 2014	100	24	0	0	0	206	0	22	352
York Region									
October 2015	291	38	51	2	0	220	0	0	602
October 2014	261	30	73	0	0	268	0	205	837
Peel Region									
October 2015	312	92	52	15	36	0	0	324	831
October 2014	240	36	90	0	43	0	0	205	614
Halton Region									
October 2015	122	0	98	0	27	150	0	0	397
October 2014	103	22	22	0	128	0	0	0	275
Durham Region									
October 2015	214	2	43	0	17	0	0	239	515
October 2014	152	6	27	0	0	0	1	0	186
Toronto CMA									
October 2015	1,012	146	358	31	63	1,045	0	733	3,388
October 2014	906	118	170	0	171	474	0	432	2,271
Oshawa CMA									
October 2015	189	0	7	0	17	0	0	239	452
October 2014	95	0	27	0	0	0	1	0	123
Greater Toronto Area									
October 2015	1,076	134	347	17	80	1,195	0	972	3,821
October 2014	856	118	212	0	171	474	1	432	2,264

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket**October 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
October 2015	1,645	160	625	3	255	30,237	38	3,962	36,925
October 2014	1,399	254	435	10	151	43,845	4	2,086	48,184
York Region									
October 2015	2,659	152	1,309	2	417	7,025	0	245	11,809
October 2014	2,082	366	1,168	6	0	6,499	0	238	10,359
Peel Region									
October 2015	2,694	662	1,029	15	553	2,672	18	678	8,321
October 2014	1,907	712	671	0	353	1,861	4	205	5,713
Halton Region									
October 2015	930	30	459	0	281	2,764	0	155	4,619
October 2014	773	40	506	0	245	1,243	0	271	3,078
Durham Region									
October 2015	1,401	42	384	1	224	301	3	760	3,116
October 2014	1,155	50	346	0	219	0	10	387	2,167
Toronto CMA									
October 2015	8,886	1,070	3,651	40	1,545	42,632	56	4,885	62,765
October 2014	7,238	1,430	2,967	29	817	53,366	8	2,530	68,385
Oshawa CMA									
October 2015	1,070	28	246	1	165	132	3	760	2,405
October 2014	621	14	192	0	94	0	10	387	1,318
Greater Toronto Area									
October 2015	9,329	1,046	3,806	21	1,730	42,999	59	5,800	64,790
October 2014	7,316	1,422	3,126	16	968	53,448	18	3,187	69,501

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015*

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
October 2015	116	6	0	0	0	437	0	16	575
October 2014	105	4	68	0	0	602	6	6	791
York Region									
October 2015	251	10	76	0	0	0	0	0	337
October 2014	222	60	105	1	0	240	0	97	725
Peel Region									
October 2015	136	54	41	0	32	212	0	0	475
October 2014	196	114	36	0	68	0	0	0	414
Halton Region									
October 2015	78	0	70	0	8	104	0	0	260
October 2014	204	8	41	0	16	380	0	37	686
Durham Region									
October 2015	221	6	74	0	20	0	0	0	321
October 2014	220	34	62	0	6	0	0	0	322
Toronto CMA									
October 2015	679	78	207	0	48	753	0	16	1,781
October 2014	838	204	293	3	90	990	6	103	2,527
Oshawa CMA									
October 2015	132	0	54	0	14	0	0	0	200
October 2014	154	16	41	0	0	0	0	0	211
Greater Toronto Area									
October 2015	802	76	261	0	60	753	0	16	1,968
October 2014	947	220	312	1	90	1,222	6	140	2,938

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
October 2015	165	12	22	1	19	1,571	n/a	n/a	1,790
October 2014	150	11	49	0	19	728	n/a	n/a	957
York Region									
October 2015	47	8	0	0	11	281	n/a	n/a	347
October 2014	49	4	9	0	23	169	n/a	n/a	254
Peel Region									
October 2015	14	0	22	0	0	0	n/a	n/a	36
October 2014	8	0	0	0	0	0	n/a	n/a	8
Halton Region									
October 2015	29	1	0	0	0	78	n/a	n/a	108
October 2014	16	2	0	0	0	4	n/a	n/a	22
Durham Region									
October 2015	25	0	4	0	3	0	n/a	n/a	32
October 2014	33	0	4	0	0	0	n/a	n/a	37
Toronto CMA									
October 2015	249	20	64	1	33	1,890	n/a	n/a	2,257
October 2014	224	19	92	0	42	919	n/a	n/a	1,296
Oshawa CMA									
October 2015	23	0	0	0	0	0	n/a	n/a	23
October 2014	24	0	0	0	0	0	n/a	n/a	24
Greater Toronto Area									
October 2015	280	21	48	1	33	1,930	n/a	n/a	2,313
October 2014	256	17	62	0	42	901	n/a	n/a	1,278

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
October 2015	106	4	0	1	0	432	n/a	n/a	543
October 2014	94	2	70	0	1	621	n/a	n/a	788
York Region									
October 2015	250	8	82	0	0	0	n/a	n/a	340
October 2014	221	61	105	1	0	254	n/a	n/a	642
Peel Region									
October 2015	136	54	41	0	106	212	n/a	n/a	549
October 2014	201	114	36	0	68	0	n/a	n/a	419
Halton Region									
October 2015	80	0	70	0	8	84	n/a	n/a	242
October 2014	210	8	41	0	16	380	n/a	n/a	655
Durham Region									
October 2015	220	6	74	0	20	0	n/a	n/a	320
October 2014	219	34	62	0	6	0	n/a	n/a	321
Toronto CMA									
October 2015	670	74	213	1	122	728	n/a	n/a	1,808
October 2014	838	203	295	3	91	1,023	n/a	n/a	2,453
Oshawa CMA									
October 2015	131	0	54	0	14	0	n/a	n/a	199
October 2014	152	16	41	0	0	0	n/a	n/a	209
Greater Toronto Area									
October 2015	792	72	267	1	134	728	n/a	n/a	1,994
October 2014	945	219	314	1	91	1,255	n/a	n/a	2,825

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: History of Housing Starts of Toronto CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	406	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2005 - 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Toronto City	137	100	2	24	10	0	1,327	228	1,476	352	**
Toronto	18	14	0	0	10	0	1,111	112	1,139	126	**
East York	10	8	0	2	0	0	0	0	10	10	0.0
Etobicoke	21	9	2	0	0	0	88	0	111	9	**
North York	59	48	0	0	0	0	128	59	187	107	74.8
Scarborough	23	19	0	0	0	0	0	57	23	76	-69.7
York	6	2	0	22	0	0	0	0	6	24	-75.0
York Region	293	261	38	30	51	73	220	473	602	837	-28.1
Aurora	14	1	0	0	26	8	0	0	40	9	**
East Gwillimbury	11	0	0	0	0	0	0	0	11	0	n/a
Georgina Township	33	17	0	0	0	0	0	0	33	17	94.1
King Township	113	20	0	0	13	0	0	0	126	20	**
Markham	44	67	6	28	0	32	220	170	270	297	-9.1
Newmarket	23	1	32	0	0	0	0	0	55	1	**
Richmond Hill	12	34	0	2	0	6	0	205	12	247	-95.1
Vaughan	35	35	0	0	12	3	0	98	47	136	-65.4
Whitchurch-Stouffville	8	86	0	0	0	24	0	0	8	110	-92.7
Peel Region	327	240	92	36	88	133	324	205	831	614	35.3
Brampton	217	223	82	36	59	90	0	205	358	554	-35.4
Caledon	98	9	8	0	29	0	0	0	135	9	**
Mississauga	12	8	2	0	0	43	324	0	338	51	**
Halton Region	122	103	0	22	125	143	150	7	397	275	44.4
Burlington	14	3	0	0	0	15	150	0	164	18	**
Halton Hills	2	2	0	0	0	0	0	0	2	2	0.0
Milton	76	74	0	22	61	0	0	0	137	96	42.7
Oakville	30	24	0	0	64	128	0	7	94	159	-40.9
Durham Region	217	163	2	6	60	27	239	0	518	196	164.3
Ajax	8	22	0	0	36	0	0	0	44	22	100.0
Brock	2	7	0	0	0	0	0	0	2	7	-71.4
Clarington	97	50	0	0	0	21	0	0	97	71	36.6
Oshawa	67	29	0	0	0	6	239	0	306	35	**
Pickering	8	20	0	6	0	0	0	0	8	26	-69.2
Scugog	1	3	0	0	0	0	0	0	1	3	-66.7
Uxbridge	9	15	2	0	0	0	0	0	11	15	-26.7
Whitby	25	17	0	0	24	0	0	0	49	17	188.2
Remainder of Toronto CMA	153	148	12	0	18	0	0	0	183	148	23.6
Bradford West Gwillimbury	25	16	0	0	0	0	0	0	25	16	56.3
Town of Mono	37	43	0	0	0	0	0	0	37	43	-14.0
New Tecumseth	88	83	12	0	18	0	0	0	118	83	42.2
Orangeville	3	6	0	0	0	0	0	0	3	6	-50.0
Toronto CMA	1,043	906	146	118	328	334	1,871	913	3,388	2,271	49.2
Oshawa CMA	189	96	0	0	24	27	239	0	452	123	**
Greater Toronto Area (GTA)	1,096	867	134	118	334	376	2,260	913	3,824	2,274	68.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	1,049	856	24	154	417	289	14,182	8,479	15,672	9,778	60.3
Toronto	126	152	8	48	89	106	9,900	5,848	10,123	6,154	64.5
East York	63	59	0	10	0	8	0	0	63	77	-18.2
Etobicoke	220	114	12	0	137	18	2,342	462	2,711	594	**
North York	501	404	0	72	51	115	1,099	2,071	1,651	2,662	-38.0
Scarborough	112	104	0	0	134	30	684	87	930	221	**
York	27	23	4	24	6	12	157	11	194	70	177.1
York Region	2,714	2,204	166	454	1,523	1,069	3,932	2,816	8,335	6,543	27.4
Aurora	440	182	4	0	218	21	207	0	869	203	**
East Gwillimbury	123	50	0	0	0	6	0	0	123	56	119.6
Georgina Township	194	179	2	0	24	32	0	0	220	211	4.3
King Township	361	185	0	2	34	16	0	0	395	203	94.6
Markham	330	570	62	362	387	501	680	1,031	1,459	2,464	-40.8
Newmarket	143	104	58	0	23	38	16	0	240	142	69.0
Richmond Hill	157	240	4	14	402	328	1,224	1,653	1,787	2,235	-20.0
Vaughan	900	556	34	76	168	103	1,751	132	2,853	867	**
Whitchurch-Stouffville	66	138	2	0	267	24	54	0	389	162	140.1
Peel Region	2,513	1,918	614	656	1,121	841	2,342	612	6,590	4,027	63.6
Brampton	1,826	1,636	474	550	781	484	150	308	3,231	2,978	8.5
Caledon	517	196	72	14	110	130	0	0	699	340	105.6
Mississauga	170	86	68	92	230	227	2,192	304	2,660	709	**
Halton Region	885	1,034	8	40	620	865	1,608	783	3,121	2,722	14.7
Burlington	70	50	4	0	43	96	237	78	354	224	58.0
Halton Hills	299	38	0	2	86	0	0	0	385	40	**
Milton	229	551	2	36	191	352	464	276	886	1,215	-27.1
Oakville	287	395	2	2	300	417	907	429	1,496	1,243	20.4
Durham Region	1,655	1,627	50	92	513	613	881	104	3,099	2,436	27.2
Ajax	209	487	0	28	130	137	0	0	339	652	-48.0
Brock	17	21	6	2	0	0	0	0	23	23	0.0
Clarington	458	464	2	30	44	115	6	0	510	609	-16.3
Oshawa	622	333	18	2	138	133	570	104	1,348	572	135.7
Pickering	122	126	14	30	24	124	169	0	329	280	17.5
Scugog	11	23	0	0	0	0	0	0	11	23	-52.2
Uxbridge	65	43	10	0	61	0	0	0	136	43	**
Whitby	151	130	0	0	116	104	136	0	403	234	72.2
Remainder of Toronto CMA	718	666	84	14	93	39	48	0	943	719	31.2
Bradford West Gwillimbury	315	248	2	6	13	0	0	0	330	254	29.9
Town of Mono	102	129	0	0	0	0	0	0	102	129	-20.9
New Tecumseth	270	230	82	8	62	11	48	0	462	249	85.5
Orangeville	31	59	0	0	18	28	0	0	49	87	-43.7
Toronto CMA	8,205	7,284	916	1,376	3,946	3,268	22,044	12,612	35,111	24,540	43.1
Oshawa CMA	1,231	927	20	32	298	352	712	104	2,261	1,415	59.8
Greater Toronto Area (GTA)	8,816	7,639	862	1,396	4,194	3,677	22,945	12,794	36,817	25,506	44.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Toronto City	10	0	0	0	918	206	409	22
Toronto	10	0	0	0	702	112	409	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	88	0	0	0
North York	0	0	0	0	128	59	0	0
Scarborough	0	0	0	0	0	35	0	22
York	0	0	0	0	0	0	0	0
York Region	51	73	0	0	220	268	0	205
Aurora	26	8	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	13	0	0	0	0	0	0	0
Markham	0	32	0	0	220	170	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	6	0	0	0	0	0	205
Vaughan	12	3	0	0	0	98	0	0
Whitchurch-Stouffville	0	24	0	0	0	0	0	0
Peel Region	88	133	0	0	0	0	324	205
Brampton	59	90	0	0	0	0	0	205
Caledon	29	0	0	0	0	0	0	0
Mississauga	0	43	0	0	0	0	324	0
Halton Region	125	143	0	0	150	7	0	0
Burlington	0	15	0	0	150	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	61	0	0	0	0	0	0	0
Oakville	64	128	0	0	0	7	0	0
Durham Region	60	27	0	0	0	0	239	0
Ajax	36	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	21	0	0	0	0	0	0
Oshawa	0	6	0	0	0	0	239	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	24	0	0	0	0	0	0	0
Remainder of Toronto CMA	18	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	18	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	328	334	0	0	1,138	481	733	432
Oshawa CMA	24	27	0	0	0	0	239	0
Greater Toronto Area (GTA)	334	376	0	0	1,288	481	972	432

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	386	285	31	4	11,942	7,861	2,240	618
Toronto	89	102	0	4	7,888	5,544	2,012	304
East York	0	8	0	0	0	0	0	0
Etobicoke	137	18	0	0	2,342	462	0	0
North York	20	115	31	0	871	1,790	228	281
Scarborough	134	30	0	0	684	65	0	22
York	6	12	0	0	157	0	0	11
York Region	1,523	1,069	0	0	3,892	2,575	40	241
Aurora	218	21	0	0	207	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	24	32	0	0	0	0	0	0
King Township	34	16	0	0	0	0	0	0
Markham	387	501	0	0	680	1,023	0	8
Newmarket	23	38	0	0	0	0	16	0
Richmond Hill	402	328	0	0	1,224	1,420	0	233
Vaughan	168	103	0	0	1,727	132	24	0
Whitchurch-Stouffville	267	24	0	0	54	0	0	0
Peel Region	1,107	841	14	0	1,912	407	430	205
Brampton	767	484	14	0	124	103	26	205
Caledon	110	130	0	0	0	0	0	0
Mississauga	230	227	0	0	1,788	304	404	0
Halton Region	620	865	0	0	1,608	783	0	0
Burlington	43	96	0	0	237	78	0	0
Halton Hills	86	0	0	0	0	0	0	0
Milton	191	352	0	0	464	276	0	0
Oakville	300	417	0	0	907	429	0	0
Durham Region	513	613	0	0	301	0	590	104
Ajax	130	137	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	44	115	0	0	6	0	0	0
Oshawa	138	133	0	0	0	0	570	104
Pickering	24	124	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	61	0	0	0	0	0	0	0
Whitby	116	104	0	0	126	0	10	0
Remainder of Toronto CMA	93	39	0	0	48	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	62	11	0	0	48	0	0	0
Orangeville	18	28	0	0	0	0	0	0
Toronto CMA	3,901	3,264	45	4	19,334	11,548	2,710	1,064
Oshawa CMA	298	352	0	0	132	0	580	104
Greater Toronto Area (GTA)	4,149	3,673	45	4	19,655	11,626	3,290	1,168

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Toronto City	242	124	825	206	409	22	1,476	352
Toronto	33	14	697	112	409	0	1,139	126
East York	10	10	0	0	0	0	10	10
Etobicoke	111	9	0	0	0	0	111	9
North York	59	48	128	59	0	0	187	107
Scarborough	23	19	0	35	0	22	23	76
York	6	24	0	0	0	0	6	24
York Region	380	364	222	268	0	205	602	837
Aurora	40	9	0	0	0	0	40	9
East Gwillimbury	11	0	0	0	0	0	11	0
Georgina Township	33	17	0	0	0	0	33	17
King Township	126	20	0	0	0	0	126	20
Markham	50	127	220	170	0	0	270	297
Newmarket	53	1	2	0	0	0	55	1
Richmond Hill	12	42	0	0	0	205	12	247
Vaughan	47	38	0	98	0	0	47	136
Whitchurch-Stouffville	8	110	0	0	0	0	8	110
Peel Region	456	366	51	43	324	205	831	614
Brampton	307	349	51	0	0	205	358	554
Caledon	135	9	0	0	0	0	135	9
Mississauga	14	8	0	43	324	0	338	51
Halton Region	220	147	177	128	0	0	397	275
Burlington	14	18	150	0	0	0	164	18
Halton Hills	2	2	0	0	0	0	2	2
Milton	137	96	0	0	0	0	137	96
Oakville	67	31	27	128	0	0	94	159
Durham Region	262	195	17	0	239	1	518	196
Ajax	44	22	0	0	0	0	44	22
Brock	2	7	0	0	0	0	2	7
Clarington	97	71	0	0	0	0	97	71
Oshawa	67	34	0	0	239	1	306	35
Pickering	8	26	0	0	0	0	8	26
Scugog	1	3	0	0	0	0	1	3
Uxbridge	11	15	0	0	0	0	11	15
Whitby	32	17	17	0	0	0	49	17
Remainder of Toronto CMA	169	148	14	0	0	0	183	148
Bradford West Gwillimbury	25	16	0	0	0	0	25	16
Town of Mono	37	43	0	0	0	0	37	43
New Tecumseth	104	83	14	0	0	0	118	83
Orangeville	3	6	0	0	0	0	3	6
Toronto CMA	1,516	1,194	1,139	645	733	432	3,388	2,271
Oshawa CMA	196	122	17	0	239	1	452	123
Greater Toronto Area (GTA)	1,560	1,196	1,292	645	972	433	3,824	2,274

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	1,488	1,249	11,913	7,907	2,271	622	15,672	9,778
Toronto	208	301	7,903	5,545	2,012	308	10,123	6,154
East York	63	77	0	0	0	0	63	77
Etobicoke	333	140	2,378	454	0	0	2,711	594
North York	580	549	812	1,832	259	281	1,651	2,662
Scarborough	246	123	684	76	0	22	930	221
York	58	59	136	0	0	11	194	70
York Region	4,134	3,722	4,161	2,580	40	241	8,335	6,543
Aurora	662	203	207	0	0	0	869	203
East Gwillimbury	123	56	0	0	0	0	123	56
Georgina Township	220	211	0	0	0	0	220	211
King Township	380	203	15	0	0	0	395	203
Markham	779	1,433	680	1,023	0	8	1,459	2,464
Newmarket	199	131	25	11	16	0	240	142
Richmond Hill	474	588	1,313	1,414	0	233	1,787	2,235
Vaughan	1,067	735	1,762	132	24	0	2,853	867
Whitchurch-Stouffville	230	162	159	0	0	0	389	162
Peel Region	3,845	3,053	2,301	769	444	205	6,590	4,027
Brampton	2,852	2,527	339	246	40	205	3,231	2,978
Caledon	699	340	0	0	0	0	699	340
Mississauga	294	186	1,962	523	404	0	2,660	709
Halton Region	1,530	1,728	1,591	994	0	0	3,121	2,722
Burlington	92	91	262	133	0	0	354	224
Halton Hills	385	40	0	0	0	0	385	40
Milton	524	939	362	276	0	0	886	1,215
Oakville	529	658	967	585	0	0	1,496	1,243
Durham Region	2,058	2,149	461	182	580	105	3,099	2,436
Ajax	276	564	63	88	0	0	339	652
Brock	23	23	0	0	0	0	23	23
Clarington	496	595	14	14	0	0	510	609
Oshawa	778	467	0	0	570	105	1,348	572
Pickering	160	274	169	6	0	0	329	280
Scugog	11	23	0	0	0	0	11	23
Uxbridge	136	43	0	0	0	0	136	43
Whitby	178	160	215	74	10	0	403	234
Remainder of Toronto CMA	854	693	89	26	0	0	943	719
Bradford West Gwillimbury	330	254	0	0	0	0	330	254
Town of Mono	102	116	0	13	0	0	102	129
New Tecumseth	378	236	84	13	0	0	462	249
Orangeville	44	87	5	0	0	0	49	87
Toronto CMA	12,331	11,235	20,025	12,237	2,755	1,068	35,111	24,540
Oshawa CMA	1,452	1,222	229	88	580	105	2,261	1,415
Greater Toronto Area (GTA)	13,055	11,901	20,427	12,432	3,335	1,173	36,817	25,506

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Toronto City	116	105	6	10	0	68	453	608	575	791	-27.3
Toronto	13	11	2	2	0	0	323	608	338	621	-45.6
East York	10	4	2	0	0	0	0	0	12	4	200.0
Etobicoke	20	24	0	6	0	0	130	0	150	30	**
North York	59	42	0	0	0	20	0	0	59	62	-4.8
Scarborough	11	19	0	0	0	48	0	0	11	67	-83.6
York	3	5	2	2	0	0	0	0	5	7	-28.6
York Region	251	223	10	60	76	105	0	337	337	725	-53.5
Aurora	74	10	0	0	36	4	0	0	110	14	**
East Gwillimbury	8	4	0	0	0	0	0	0	8	4	100.0
Georgina Township	23	8	0	0	4	0	0	97	27	105	-74.3
King Township	23	25	0	6	0	0	0	0	23	31	-25.8
Markham	37	51	8	50	0	32	0	0	45	133	-66.2
Newmarket	0	6	0	0	0	0	0	0	0	6	-100.0
Richmond Hill	13	41	2	2	14	65	0	0	29	108	-73.1
Vaughan	56	78	0	2	0	4	0	240	56	324	-82.7
Whitchurch-Stouffville	17	0	0	0	22	0	0	0	39	0	n/a
Peel Region	136	196	54	114	73	104	212	0	475	414	14.7
Brampton	123	166	54	74	12	88	0	0	189	328	-42.4
Caledon	0	30	0	18	0	7	0	0	0	55	-100.0
Mississauga	13	0	0	22	61	9	212	0	286	31	**
Halton Region	78	204	0	8	71	57	111	417	260	686	-62.1
Burlington	13	4	0	0	5	0	0	269	18	273	-93.4
Halton Hills	17	8	0	0	0	0	0	0	17	8	112.5
Milton	9	115	0	6	24	9	0	148	33	278	-88.1
Oakville	39	77	0	2	42	48	111	0	192	127	51.2
Durham Region	222	223	6	34	94	68	0	0	322	325	-0.9
Ajax	63	52	0	4	6	0	0	0	69	56	23.2
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	39	82	0	16	8	10	0	0	47	108	-56.5
Oshawa	75	56	0	0	46	15	0	0	121	71	70.4
Pickering	3	8	0	14	12	27	0	0	15	49	-69.4
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	23	6	6	0	8	0	0	0	37	6	**
Whitby	18	16	0	0	14	16	0	0	32	32	0.0
Remainder of Toronto CMA	22	51	4	0	5	22	0	0	31	73	-57.5
Bradford West Gwillimbury	4	28	0	0	0	14	0	0	4	42	-90.5
Town of Mono	0	2	0	0	0	0	0	0	0	2	-100.0
New Tecumseth	18	15	4	0	5	0	0	0	27	15	80.0
Orangeville	0	6	0	0	0	8	0	0	0	14	-100.0
Toronto CMA	679	841	80	210	246	383	776	1,093	1,781	2,527	-29.5
Oshawa CMA	132	154	0	16	68	41	0	0	200	211	-5.2
Greater Toronto Area (GTA)	803	951	76	226	314	402	776	1,362	1,969	2,941	-33.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	856	986	100	100	160	429	26,996	7,405	28,112	8,920	**
Toronto	149	127	44	24	89	40	17,505	5,349	17,787	5,540	**
East York	58	55	6	0	5	0	0	105	69	160	-56.9
Etobicoke	124	179	2	44	21	0	3,186	338	3,333	561	**
North York	398	491	2	22	0	224	5,317	1,516	5,717	2,253	153.8
Scarborough	108	110	12	2	26	162	530	97	676	371	82.2
York	19	24	34	8	19	3	458	0	530	35	**
York Region	2,154	2,334	294	350	1,071	920	2,716	3,388	6,235	6,992	-10.8
Aurora	276	47	0	0	49	13	0	280	325	360	-9.7
East Gwillimbury	71	31	2	16	0	6	0	0	73	53	37.7
Georgina Township	150	119	0	0	41	25	0	97	191	241	-20.7
King Township	209	228	0	8	33	76	0	0	242	312	-22.4
Markham	486	539	202	264	343	390	1,751	1,847	2,782	3,040	-8.5
Newmarket	19	259	0	18	31	44	0	0	50	321	-84.4
Richmond Hill	235	349	18	6	431	215	325	632	1,009	1,202	-16.1
Vaughan	563	623	72	38	97	144	614	532	1,346	1,337	0.7
Whitchurch-Scouffville	145	119	0	0	46	7	26	0	217	126	72.2
Peel Region	1,609	2,642	576	1,038	634	1,031	1,049	900	3,868	5,611	-31.1
Brampton	1,316	2,135	506	800	266	796	103	95	2,191	3,826	-42.7
Caledon	156	329	40	66	145	81	0	0	341	476	-28.4
Mississauga	137	178	30	172	223	154	946	805	1,336	1,309	2.1
Halton Region	845	1,049	34	54	508	883	460	1,080	1,847	3,066	-39.8
Burlington	97	68	2	8	74	77	203	479	376	632	-40.5
Halton Hills	74	181	0	2	7	94	0	0	81	277	-70.8
Milton	369	356	32	42	191	484	0	394	592	1,276	-53.6
Oakville	305	444	0	2	236	228	257	207	798	881	-9.4
Durham Region	1,337	1,251	48	80	389	350	72	73	1,846	1,754	5.2
Ajax	366	327	8	20	149	61	0	0	523	408	28.2
Brock	5	10	0	0	0	0	0	0	5	10	-50.0
Clarington	340	344	0	22	28	73	0	2	368	441	-16.6
Oshawa	345	308	0	14	72	49	72	69	489	440	11.1
Pickering	99	66	34	24	105	104	0	0	238	194	22.7
Scugog	14	21	0	0	0	0	0	0	14	21	-33.3
Uxbridge	43	36	6	0	8	0	0	0	57	36	58.3
Whitby	125	139	0	0	27	63	0	2	152	204	-25.5
Remainder of Toronto CMA	582	561	38	60	42	177	0	0	662	798	-17.0
Bradford West Gwillimbury	207	258	0	18	7	113	0	0	214	389	-45.0
Town of Mono	71	22	0	0	0	0	0	0	71	22	**
New Tecumseth	259	231	38	42	8	32	0	0	305	305	0.0
Orangeville	45	50	0	0	27	32	0	0	72	82	-12.2
Toronto CMA	6,457	7,933	1,088	1,638	2,603	3,528	31,018	12,294	41,166	25,393	62.1
Oshawa CMA	810	791	0	36	127	185	72	73	1,009	1,085	-7.0
Greater Toronto Area (GTA)	6,801	8,262	1,052	1,622	2,762	3,613	31,293	12,846	41,908	26,343	59.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Toronto City	0	68	0	0	437	602	16	6
Toronto	0	0	0	0	307	602	16	6
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	130	0	0	0
North York	0	20	0	0	0	0	0	0
Scarborough	0	48	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	76	105	0	0	0	240	0	97
Aurora	36	4	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	4	0	0	0	0	0	0	97
King Township	0	0	0	0	0	0	0	0
Markham	0	32	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	14	65	0	0	0	0	0	0
Vaughan	0	4	0	0	0	240	0	0
Whitchurch-Stouffville	22	0	0	0	0	0	0	0
Peel Region	73	104	0	0	212	0	0	0
Brampton	12	88	0	0	0	0	0	0
Caledon	0	7	0	0	0	0	0	0
Mississauga	61	9	0	0	212	0	0	0
Halton Region	71	57	0	0	111	380	0	37
Burlington	5	0	0	0	0	232	0	37
Halton Hills	0	0	0	0	0	0	0	0
Milton	24	9	0	0	0	148	0	0
Oakville	42	48	0	0	111	0	0	0
Durham Region	94	68	0	0	0	0	0	0
Ajax	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	8	10	0	0	0	0	0	0
Oshawa	46	15	0	0	0	0	0	0
Pickering	12	27	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	0	0	0	0	0	0	0
Whitby	14	16	0	0	0	0	0	0
Remainder of Toronto CMA	5	22	0	0	0	0	0	0
Bradford West Gwillimbury	0	14	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	5	0	0	0	0	0	0	0
Orangeville	0	8	0	0	0	0	0	0
Toronto CMA	246	383	0	0	760	990	16	103
Oshawa CMA	68	41	0	0	0	0	0	0
Greater Toronto Area (GTA)	314	402	0	0	760	1,222	16	140

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	156	429	4	0	25,644	7,216	1,352	189
Toronto	85	40	4	0	16,890	5,160	615	189
East York	5	0	0	0	0	105	0	0
Etobicoke	21	0	0	0	3,186	338	0	0
North York	0	224	0	0	5,222	1,516	95	0
Scarborough	26	162	0	0	346	97	184	0
York	19	3	0	0	0	0	458	0
York Region	1,071	920	0	0	2,684	3,285	32	103
Aurora	49	13	0	0	0	280	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	41	25	0	0	0	0	0	97
King Township	33	76	0	0	0	0	0	0
Markham	343	390	0	0	1,747	1,841	4	6
Newmarket	31	44	0	0	0	0	0	0
Richmond Hill	431	215	0	0	297	632	28	0
Vaughan	97	144	0	0	614	532	0	0
Whitchurch-Stouffville	46	7	0	0	26	0	0	0
Peel Region	634	1,023	0	8	1,049	900	0	0
Brampton	266	788	0	8	103	95	0	0
Caledon	145	81	0	0	0	0	0	0
Mississauga	223	154	0	0	946	805	0	0
Halton Region	508	883	0	0	345	1,043	115	37
Burlington	74	77	0	0	88	442	115	37
Halton Hills	7	94	0	0	0	0	0	0
Milton	191	484	0	0	0	394	0	0
Oakville	236	228	0	0	257	207	0	0
Durham Region	389	350	0	0	0	2	72	71
Ajax	149	61	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	28	73	0	0	0	2	0	0
Oshawa	72	49	0	0	0	0	72	69
Pickering	105	104	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	0	0	0	0	0	0	0
Whitby	27	63	0	0	0	0	0	2
Remainder of Toronto CMA	42	177	0	0	0	0	0	0
Bradford West Gwillimbury	7	113	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	32	0	0	0	0	0	0
Orangeville	27	32	0	0	0	0	0	0
Toronto CMA	2,599	3,520	4	8	29,634	12,002	1,384	292
Oshawa CMA	127	185	0	0	0	2	72	71
Greater Toronto Area (GTA)	2,758	3,605	4	8	29,722	12,446	1,571	400

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total ¹	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Toronto City	122	177	437	602	16	12	575	791
Toronto	15	13	307	602	16	6	338	621
East York	12	4	0	0	0	0	12	4
Etobicoke	20	24	130	0	0	6	150	30
North York	59	62	0	0	0	0	59	62
Scarborough	11	67	0	0	0	0	11	67
York	5	7	0	0	0	0	5	7
York Region	337	387	0	241	0	97	337	725
Aurora	110	13	0	1	0	0	110	14
East Gwillimbury	8	4	0	0	0	0	8	4
Georgina Township	27	8	0	0	0	97	27	105
King Township	23	31	0	0	0	0	23	31
Markham	45	133	0	0	0	0	45	133
Newmarket	0	6	0	0	0	0	0	6
Richmond Hill	29	108	0	0	0	0	29	108
Vaughan	56	84	0	240	0	0	56	324
Whitchurch-Stouffville	39	0	0	0	0	0	39	0
Peel Region	231	346	244	68	0	0	475	414
Brampton	189	269	0	59	0	0	189	328
Caledon	0	55	0	0	0	0	0	55
Mississauga	42	22	244	9	0	0	286	31
Halton Region	148	253	112	396	0	37	260	686
Burlington	18	4	0	232	0	37	18	273
Halton Hills	17	8	0	0	0	0	17	8
Milton	33	130	0	148	0	0	33	278
Oakville	80	111	112	16	0	0	192	127
Durham Region	302	319	20	6	0	0	322	325
Ajax	63	56	6	0	0	0	69	56
Brock	0	2	0	0	0	0	0	2
Clarington	47	108	0	0	0	0	47	108
Oshawa	121	71	0	0	0	0	121	71
Pickering	15	43	0	6	0	0	15	49
Scugog	1	1	0	0	0	0	1	1
Uxbridge	37	6	0	0	0	0	37	6
Whitby	18	32	14	0	0	0	32	32
Remainder of Toronto CMA	29	71	2	2	0	0	31	73
Bradford West Gwillimbury	4	42	0	0	0	0	4	42
Town of Mono	0	0	0	2	0	0	0	2
New Tecumseth	25	15	2	0	0	0	27	15
Orangeville	0	14	0	0	0	0	0	14
Toronto CMA	964	1,335	801	1,083	16	109	1,781	2,527
Oshawa CMA	186	211	14	0	0	0	200	211
Greater Toronto Area (GTA)	1,140	1,482	813	1,313	16	146	1,969	2,941

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total ¹	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	1,077	1,302	25,677	7,419	1,358	199	28,112	8,920
Toronto	278	187	16,890	5,160	619	193	17,787	5,540
East York	67	55	0	105	2	0	69	160
Etobicoke	129	217	3,204	338	0	6	3,333	561
North York	396	544	5,226	1,709	95	0	5,717	2,253
Scarborough	135	264	357	107	184	0	676	371
York	72	35	0	0	458	0	530	35
York Region	3,473	3,539	2,730	3,350	32	103	6,235	6,992
Aurora	325	79	0	281	0	0	325	360
East Gwillimbury	73	53	0	0	0	0	73	53
Georgina Township	191	144	0	0	0	97	191	241
King Township	235	312	7	0	0	0	242	312
Markham	1,031	1,193	1,747	1,841	4	6	2,782	3,040
Newmarket	39	277	11	44	0	0	50	321
Richmond Hill	664	563	317	639	28	0	1,009	1,202
Vaughan	724	792	622	545	0	0	1,346	1,337
Whitchurch-Stouffville	191	126	26	0	0	0	217	126
Peel Region	2,629	4,522	1,239	1,081	0	8	3,868	5,611
Brampton	2,056	3,561	135	257	0	8	2,191	3,826
Caledon	341	476	0	0	0	0	341	476
Mississauga	232	485	1,104	824	0	0	1,336	1,309
Halton Region	1,355	1,789	377	1,240	115	37	1,847	3,066
Burlington	133	91	128	504	115	37	376	632
Halton Hills	81	277	0	0	0	0	81	277
Milton	592	815	0	461	0	0	592	1,276
Oakville	549	606	249	275	0	0	798	881
Durham Region	1,633	1,642	140	41	73	71	1,846	1,754
Ajax	410	408	113	0	0	0	523	408
Brock	5	10	0	0	0	0	5	10
Clarington	368	441	0	0	0	0	368	441
Oshawa	416	371	0	0	73	69	489	440
Pickering	238	188	0	6	0	0	238	194
Scugog	14	21	0	0	0	0	14	21
Uxbridge	57	36	0	0	0	0	57	36
Whitby	125	167	27	35	0	2	152	204
Remainder of Toronto CMA	646	759	16	39	0	0	662	798
Bradford West Gwillimbury	214	389	0	0	0	0	214	389
Town of Mono	68	7	3	15	0	0	71	22
New Tecumseth	292	281	13	24	0	0	305	305
Orangeville	72	82	0	0	0	0	72	82
Toronto CMA	9,752	12,452	30,024	12,631	1,390	310	41,166	25,393
Oshawa CMA	909	979	27	35	73	71	1,009	1,085
Greater Toronto Area (GTA)	10,167	12,794	30,163	13,131	1,578	418	41,908	26,343

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
October 2015	0	0.0	0	0.0	1	1.3	6	7.7	71	91.0	78	2,165,000	2,076,760
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	81	100.0	81	1,850,000	1,784,228
Year-to-date 2015	1	0.2	2	0.3	9	1.4	26	4.0	615	94.2	653	2,000,000	1,977,056
Year-to-date 2014	2	0.2	2	0.2	6	0.7	56	7.0	738	91.8	804	1,690,000	1,700,998
Toronto													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.2	81	98.8	82	-	-
Year-to-date 2014	1	1.0	0	0.0	0	0.0	0	0.0	102	99.0	103	-	2,283,000
East York													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Year-to-date 2014	0	0.0	0	0.0	2	9.1	4	18.2	16	72.7	22	-	-
Etobicoke													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	-
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	123	100.0	123	-	1,287,500
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	6.9	148	93.1	159	790,000	892,413
North York													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	-	2,584,286
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	314	100.0	314	-	2,422,407
Year-to-date 2014	1	0.2	1	0.2	2	0.5	6	1.5	393	97.5	403	1,807,500	1,918,797
Scarborough													
October 2015	0	0.0	0	0.0	1	8.3	4	33.3	7	58.3	12	-	-
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	-
Year-to-date 2015	1	0.9	2	1.9	9	8.5	18	17.0	76	71.7	106	-	749,667
Year-to-date 2014	0	0.0	1	1.0	2	2.1	31	32.3	62	64.6	96	-	731,790
York													
October 2015	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	7	41.2	10	58.8	17	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	19.0	17	81.0	21	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
October 2015	3	1.2	13	5.2	34	13.7	58	23.4	140	56.5	248	882,500	990,839
October 2014	8	3.6	18	8.1	30	13.5	29	13.1	137	61.7	222	915,000	1,101,655
Year-to-date 2015	110	5.1	84	3.9	234	10.9	452	21.1	1,265	59.0	2,145	890,000	984,908
Year-to-date 2014	146	6.3	99	4.3	387	16.7	495	21.4	1,186	51.3	2,313	815,000	894,158
Aurora													
October 2015	0	0.0	0	0.0	0	0.0	32	43.2	42	56.8	74	890,000	1,037,301
October 2014	0	0.0	2	20.0	5	50.0	0	0.0	3	30.0	10	605,000	885,696
Year-to-date 2015	0	0.0	1	0.4	6	2.2	147	53.6	120	43.8	274	800,000	920,375
Year-to-date 2014	0	0.0	4	5.8	32	46.4	25	36.2	8	11.6	69	640,000	758,221
East Gwillimbury													
October 2015	0	0.0	1	12.5	5	62.5	2	25.0	0	0.0	8	-	613,115
October 2014	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2015	13	18.3	25	35.2	21	29.6	11	15.5	1	1.4	71	560,000	573,628
Year-to-date 2014	17	54.8	11	35.5	0	0.0	2	6.5	1	3.2	31	-	481,928
Georgina Township													
October 2015	3	13.0	11	47.8	7	30.4	1	4.3	1	4.3	23	525,000	570,425
October 2014	6	75.0	0	0.0	0	0.0	1	12.5	1	12.5	8	-	460,990
Year-to-date 2015	93	62.0	31	20.7	11	7.3	7	4.7	8	5.3	150	407,500	479,275
Year-to-date 2014	89	76.1	4	3.4	3	2.6	6	5.1	15	12.8	117	360,000	469,931
King Township													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	1,075,000	1,110,038
October 2014	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	880,000	1,134,192
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	1.4	204	98.6	207	1,155,000	1,203,451
Year-to-date 2014	0	0.0	1	0.5	1	0.5	23	10.4	196	88.7	221	895,000	1,096,928
Markham													
October 2015	0	0.0	0	0.0	0	0.0	9	26.5	25	73.5	34	1,155,000	1,147,371
October 2014	0	0.0	0	0.0	10	20.0	18	36.0	22	44.0	50	777,500	804,727
Year-to-date 2015	0	0.0	1	0.2	66	13.8	141	29.4	271	56.6	479	890,000	933,553
Year-to-date 2014	1	0.2	2	0.4	142	26.6	153	28.7	236	44.2	534	765,000	859,491
Newmarket													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	-	466,567
Year-to-date 2015	1	5.3	0	0.0	0	0.0	12	63.2	6	31.6	19	-	773,543
Year-to-date 2014	34	13.0	58	22.2	43	16.5	108	41.4	18	6.9	261	640,000	621,025
Richmond Hill													
October 2015	0	0.0	0	0.0	1	8.3	3	25.0	8	66.7	12	835,000	1,326,442
October 2014	0	0.0	0	0.0	0	0.0	5	12.2	36	87.8	41	1,580,000	1,914,752
Year-to-date 2015	1	0.4	0	0.0	18	7.8	42	18.1	171	73.7	232	960,000	1,223,694
Year-to-date 2014	0	0.0	0	0.0	1	0.3	59	16.7	293	83.0	353	985,000	1,172,474
Vaughan													
October 2015	0	0.0	0	0.0	11	19.3	9	15.8	37	64.9	57	925,000	979,740
October 2014	0	0.0	8	10.3	15	19.2	4	5.1	51	65.4	78	930,000	996,417
Year-to-date 2015	1	0.2	4	0.7	53	9.4	48	8.5	459	81.2	565	1,010,000	1,118,496
Year-to-date 2014	4	0.7	16	2.6	146	24.1	86	14.2	354	58.4	606	875,000	916,724
Whitchurch-Stouffville													
October 2015	0	0.0	1	5.9	10	58.8	2	11.8	4	23.5	17	640,000	861,128
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	1	0.7	22	14.9	59	39.9	41	27.7	25	16.9	148	635,000	774,273
Year-to-date 2014	1	0.8	3	2.5	19	15.7	33	27.3	65	53.7	121	750,000	882,107

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

October 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
October 2015	0	0.0	9	6.6	57	41.9	40	29.4	30	22.1	136	660,000	802,643
October 2014	16	8.0	59	29.4	81	40.3	38	18.9	7	3.5	201	575,000	586,964
Year-to-date 2015	170	10.6	353	22.1	449	28.1	365	22.8	262	16.4	1,599	605,000	678,777
Year-to-date 2014	309	11.7	687	26.0	814	30.9	544	20.6	284	10.8	2,638	590,000	627,884
Brampton													
October 2015	0	0.0	9	7.3	57	46.3	40	32.5	17	13.8	123	650,000	702,598
October 2014	15	8.7	52	30.1	66	38.2	34	19.7	6	3.5	173	575,000	585,154
Year-to-date 2015	170	13.0	335	25.7	394	30.2	293	22.5	112	8.6	1,304	587,500	609,502
Year-to-date 2014	294	13.8	618	29.0	687	32.2	411	19.3	123	5.8	2,133	580,000	592,051
Caledon													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	1	3.6	7	25.0	15	53.6	4	14.3	1	3.6	28	590,000	598,150
Year-to-date 2015	0	0.0	18	11.4	55	34.8	70	44.3	15	9.5	158	650,000	665,701
Year-to-date 2014	15	4.6	69	21.1	127	38.8	80	24.5	36	11.0	327	605,000	639,041
Mississauga													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,490,000	1,749,215
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	1.5	135	98.5	137	1,250,000	1,353,195
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	29.8	125	70.2	178	950,000	1,039,090
Halton Region													
October 2015	0	0.0	1	1.3	16	20.0	8	10.0	55	68.8	80	1,075,000	1,051,930
October 2014	0	0.0	79	37.6	41	19.5	17	8.1	73	34.8	210	590,000	906,383
Year-to-date 2015	4	0.5	257	30.8	118	14.1	91	10.9	364	43.6	834	650,000	977,937
Year-to-date 2014	2	0.2	243	23.0	208	19.7	303	28.7	301	28.5	1,057	680,000	856,126
Burlington													
October 2015	0	0.0	0	0.0	7	53.8	2	15.4	4	30.8	13	640,000	802,228
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	1,750,000
Year-to-date 2015	0	0.0	0	0.0	18	19.4	22	23.7	53	57.0	93	640,000	1,266,896
Year-to-date 2014	2	2.9	0	0.0	23	33.8	15	22.1	28	41.2	68	717,500	1,472,395
Halton Hills													
October 2015	0	0.0	0	0.0	1	5.9	6	35.3	10	58.8	17	820,000	902,618
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	1,163,613
Year-to-date 2015	0	0.0	1	1.4	8	10.8	30	40.5	35	47.3	74	787,500	875,682
Year-to-date 2014	0	0.0	18	9.9	61	33.7	77	42.5	25	13.8	181	650,000	701,958
Milton													
October 2015	0	0.0	1	11.1	8	88.9	0	0.0	0	0.0	9	-	582,233
October 2014	0	0.0	79	68.7	36	31.3	0	0.0	0	0.0	115	535,000	539,910
Year-to-date 2015	0	0.0	256	69.4	91	24.7	5	1.4	17	4.6	369	520,000	575,349
Year-to-date 2014	0	0.0	223	62.6	107	30.1	14	3.9	12	3.4	356	535,000	559,404
Oakville													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	41	100.0	41	1,200,000	1,296,117
October 2014	0	0.0	0	0.0	5	6.0	17	20.5	61	73.5	83	1,165,000	1,348,697
Year-to-date 2015	4	1.3	0	0.0	1	0.3	34	11.4	259	86.9	298	1,110,000	1,455,849
Year-to-date 2014	0	0.0	2	0.4	17	3.8	197	43.6	236	52.2	452	805,000	1,083,593

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
October 2015	40	18.2	48	21.8	65	29.5	56	25.5	11	5.0	220	575,000	577,375
October 2014	120	54.8	71	32.4	14	6.4	10	4.6	4	1.8	219	420,000	454,065
Year-to-date 2015	440	33.3	370	28.0	280	21.2	176	13.3	56	4.2	1,322	510,000	525,784
Year-to-date 2014	521	42.4	289	23.5	201	16.4	168	13.7	49	4.0	1,228	470,000	507,817
Ajax													
October 2015	3	4.8	0	0.0	14	22.2	44	69.8	2	3.2	63	695,000	677,445
October 2014	12	22.6	32	60.4	4	7.5	3	5.7	2	3.8	53	500,000	528,583
Year-to-date 2015	89	23.8	83	22.2	77	20.6	117	31.3	8	2.1	374	580,000	571,097
Year-to-date 2014	27	8.1	98	29.4	102	30.6	102	30.6	4	1.2	333	600,000	595,833
Brock													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
October 2015	26	66.7	7	17.9	4	10.3	1	2.6	1	2.6	39	420,000	452,456
October 2014	64	80.0	14	17.5	2	2.5	0	0.0	0	0.0	80	362,500	383,076
Year-to-date 2015	211	63.0	69	20.6	36	10.7	15	4.5	4	1.2	335	400,000	443,707
Year-to-date 2014	256	75.3	50	14.7	16	4.7	12	3.5	6	1.8	340	377,500	409,249
Oshawa													
October 2015	10	13.3	33	44.0	30	40.0	2	2.7	0	0.0	75	535,000	529,429
October 2014	31	55.4	18	32.1	4	7.1	3	5.4	0	0.0	56	422,500	437,539
Year-to-date 2015	108	31.3	138	40.0	89	25.8	9	2.6	1	0.3	345	500,000	498,177
Year-to-date 2014	192	61.7	81	26.0	23	7.4	13	4.2	2	0.6	311	425,000	441,838
Pickering													
October 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
October 2014	0	0.0	5	62.5	0	0.0	3	37.5	0	0.0	8	-	577,650
Year-to-date 2015	5	5.1	24	24.5	36	36.7	10	10.2	23	23.5	98	560,000	643,392
Year-to-date 2014	0	0.0	10	15.2	23	34.8	21	31.8	12	18.2	66	595,000	689,165
Scugog													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
October 2015	1	4.3	3	13.0	8	34.8	7	30.4	4	17.4	23	650,000	671,430
October 2014	1	16.7	1	16.7	2	33.3	1	16.7	1	16.7	6	-	610,350
Year-to-date 2015	16	37.2	7	16.3	9	20.9	7	16.3	4	9.3	43	650,000	603,441
Year-to-date 2014	6	16.7	12	33.3	8	22.2	6	16.7	4	11.1	36	497,500	583,209
Whitby													
October 2015	0	0.0	5	29.4	6	35.3	2	11.8	4	23.5	17	-	-
October 2014	12	75.0	1	6.3	2	12.5	0	0.0	1	6.3	16	395,000	499,610
Year-to-date 2015	11	8.7	49	38.6	33	26.0	18	14.2	16	12.6	127	540,000	585,287
Year-to-date 2014	40	28.2	38	26.8	29	20.4	14	9.9	21	14.8	142	540,000	591,062

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

October 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
October 2015	5	22.7	13	59.1	3	13.6	1	4.5	0	0.0	22	487,500	487,601
October 2014	34	66.7	12	23.5	4	7.8	0	0.0	1	2.0	51	390,000	428,667
Year-to-date 2015	234	40.3	191	32.9	106	18.3	40	6.9	9	1.6	580	470,000	496,990
Year-to-date 2014	408	72.5	94	16.7	8	1.4	15	2.7	38	6.7	563	395,000	453,580
Bradford West Gwillimbury													
October 2015	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
October 2014	15	53.6	9	32.1	3	10.7	0	0.0	1	3.6	28	440,000	446,445
Year-to-date 2015	46	22.2	98	47.3	50	24.2	7	3.4	6	2.9	207	485,000	525,388
Year-to-date 2014	166	64.3	46	17.8	4	1.6	6	2.3	36	14.0	258	425,000	515,207
Town of Mono													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	5	7.2	3	4.3	36	52.2	24	34.8	1	1.4	69	650,000	651,822
Year-to-date 2014	11	45.8	8	33.3	0	0.0	3	12.5	2	8.3	24	-	516,521
New Tecumseth													
October 2015	5	27.8	10	55.6	2	11.1	1	5.6	0	0.0	18	487,500	487,601
October 2014	13	86.7	1	6.7	1	6.7	0	0.0	0	0.0	15	365,000	394,323
Year-to-date 2015	153	59.1	78	30.1	20	7.7	6	2.3	2	0.8	259	425,000	447,904
Year-to-date 2014	195	84.4	27	11.7	4	1.7	5	2.2	0	0.0	231	370,000	387,726
Orangeville													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	-	431,567
Year-to-date 2015	30	66.7	12	26.7	0	0.0	3	6.7	0	0.0	45	-	418,217
Year-to-date 2014	36	72.0	13	26.0	0	0.0	1	2.0	0	0.0	50	415,000	430,275
Toronto CMA													
October 2015	12	1.9	39	6.1	129	20.2	162	25.3	298	46.6	640	792,500	1,033,408
October 2014	71	8.6	206	24.9	162	19.6	91	11.0	298	36.0	828	630,000	900,919
Year-to-date 2015	629	10.1	1,001	16.1	1,020	16.4	1,086	17.4	2,497	40.1	6,233	700,000	927,606
Year-to-date 2014	898	11.6	1,245	16.1	1,533	19.8	1,527	19.7	2,539	32.8	7,742	665,000	829,977
Oshawa CMA													
October 2015	36	27.5	45	34.4	40	30.5	5	3.8	5	3.8	131	525,000	521,686
October 2014	107	70.4	33	21.7	8	5.3	3	2.0	1	0.7	152	385,000	415,408
Year-to-date 2015	330	40.9	256	31.7	158	19.6	42	5.2	21	2.6	807	485,000	492,676
Year-to-date 2014	488	61.5	169	21.3	68	8.6	39	4.9	29	3.7	793	410,000	454,587
Greater Toronto Area													
October 2015	43	5.6	71	9.3	173	22.7	168	22.0	307	40.3	762	740,000	965,639
October 2014	144	15.4	227	24.3	166	17.8	94	10.1	302	32.4	933	605,000	853,007
Year-to-date 2015	725	11.1	1,066	16.3	1,090	16.6	1,110	16.9	2,562	39.1	6,553	695,000	918,409
Year-to-date 2014	980	12.2	1,320	16.4	1,616	20.1	1,566	19.5	2,558	31.8	8,040	660,000	823,919

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units**October 2015**

Submarket	Oct 2015	Oct 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	2,076,760	1,784,228	16.4	1,977,056	1,700,998	16.2
Toronto	--	--	n/a	--	--	n/a
East York	--	--	n/a	--	--	n/a
Etobicoke	--	--	n/a	--	892,413	n/a
North York	--	--	n/a	2,422,407	1,918,797	26.2
Scarborough	--	--	n/a	749,667	731,790	2.4
York	--	--	n/a	--	--	n/a
York Region	990,839	1,101,655	-10.1	984,908	894,158	10.1
Aurora	1,037,301	885,696	17.1	920,375	758,221	21.4
East Gwillimbury	--	--	n/a	573,628	481,928	19.0
Georgina Township	570,425	--	n/a	479,275	469,931	2.0
King Township	1,110,038	1,134,192	-2.1	1,203,451	1,096,928	9.7
Markham	1,147,371	804,727	42.6	933,553	859,491	8.6
Newmarket	--	--	n/a	773,543	621,025	24.6
Richmond Hill	1,326,442	1,914,752	-30.7	1,223,694	1,172,474	4.4
Vaughan	979,740	996,417	-1.7	1,118,496	916,724	22.0
Whitchurch-Stouffville	861,128	--	n/a	774,273	882,107	-12.2
Peel Region	802,643	586,964	36.7	678,774	627,884	8.1
Brampton	702,598	585,154	20.1	609,502	592,051	2.9
Caledon	--	598,150	n/a	665,701	639,041	4.2
Mississauga	1,749,215	--	n/a	1,353,195	1,039,090	30.2
Halton Region	1,051,930	906,383	16.1	977,937	856,126	14.2
Burlington	802,228	--	n/a	1,266,896	1,472,395	-14.0
Halton Hills	902,618	--	n/a	875,682	701,958	24.7
Milton	--	539,910	n/a	575,349	559,404	2.9
Oakville	1,296,117	1,348,697	-3.9	1,455,849	1,083,593	34.4
Durham Region	577,375	454,065	27.2	525,784	507,817	3.5
Ajax	677,445	528,583	28.2	571,097	595,833	-4.2
Brock	--	--	n/a	--	--	n/a
Clarington	452,456	383,076	18.1	443,707	409,249	8.4
Oshawa	529,429	437,539	21.0	498,177	441,838	12.8
Pickering	--	--	n/a	643,392	689,165	-6.6
Scugog	--	--	n/a	--	--	n/a
Uxbridge	671,430	--	n/a	603,441	583,209	3.5
Whitby	--	499,610	n/a	585,287	591,062	-1.0
Remainder of Toronto CMA	487,601	428,667	13.7	496,990	453,580	9.6
Bradford West Gwillimbury	--	446,445	n/a	525,388	515,207	2.0
Town of Mono	--	--	n/a	651,822	--	n/a
New Tecumseth	487,601	394,323	23.7	447,904	387,726	15.5
Orangeville	--	--	n/a	418,217	430,275	-2.8
Toronto CMA	1,033,408	900,919	14.7	927,606	829,977	11.8
Oshawa CMA	521,686	415,408	25.6	492,676	454,587	8.4
Greater Toronto Area (GTA)	965,639	853,007	13.2	918,409	823,919	11.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
October 2015

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2014	January	4,135	-5.5	7,078	8,822	11,832	59.8	526,528	9.1	549,150
	February	5,731	-0.5	7,121	10,897	12,860	55.4	553,193	8.3	548,004
	March	8,081	4.1	7,177	14,829	12,707	56.5	557,684	7.3	549,147
	April	9,706	-1.1	7,529	17,351	13,424	56.1	577,898	9.8	554,876
	May	11,079	8.8	8,071	18,931	13,422	60.1	585,204	7.9	558,494
	June	10,180	12.3	8,076	16,735	13,518	59.7	568,953	7.1	557,247
	July	9,198	7.7	8,059	15,187	13,658	59.0	550,700	7.3	562,698
	August	7,600	0.4	8,187	11,733	13,173	62.1	546,303	8.6	569,484
	September	8,051	8.6	8,190	15,692	13,093	62.6	573,676	7.5	574,023
	October	8,552	6.9	8,176	13,476	13,357	61.2	587,505	9.0	580,138
	November	6,519	2.0	7,953	8,789	12,809	62.1	577,936	7.2	578,862
	December	4,446	9.0	7,659	4,448	13,036	58.8	556,602	7.0	580,059
2015	January	4,355	5.3	7,644	9,596	12,923	59.2	552,575	4.9	575,008
	February	6,338	10.6	7,984	10,503	12,665	63.0	596,163	7.8	590,825
	March	8,940	10.6	8,192	15,531	13,446	60.9	613,933	10.1	602,736
	April	11,303	16.5	8,479	18,117	13,373	63.4	635,932	10.0	609,322
	May	11,706	5.7	8,714	18,697	13,450	64.8	649,599	11.0	617,534
	June	11,992	17.8	8,805	17,746	13,481	65.3	639,184	12.3	623,833
	July	9,880	7.4	8,714	14,699	13,404	65.0	609,236	10.6	622,935
	August	7,998	5.2	8,582	12,628	13,673	62.8	602,607	10.3	627,627
	September	8,200	1.9	8,337	16,077	13,519	61.7	627,395	9.4	626,690
	October	8,804	2.9	8,588	13,339	13,630	63.0	630,876	7.4	625,010
	November									
	December									
	Q3 2014	24,849	5.6		42,612			556,799	7.8	
	Q3 2015	26,078	4.9		43,404			612,913	10.1	
	YTD 2014	82,313	4.9		143,653			566,119	8.2	
	YTD 2015	89,516	8.8		146,933			621,883	9.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
October 2015

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2014	January	459	-5.9	782	791	961	81.4	392,353	18.4	398,295
	February	593	-17.2	702	1,002	1,128	62.2	370,120	6.2	369,581
	March	900	0.1	787	1,488	1,227	64.1	376,923	8.7	375,329
	April	1,090	-4.8	823	1,631	1,225	67.2	386,589	9.4	378,289
	May	1,268	13.0	937	1,738	1,262	74.2	387,382	9.1	379,490
	June	1,109	7.9	889	1,554	1,297	68.6	393,461	9.7	383,801
	July	1,063	12.1	924	1,479	1,385	66.8	393,111	9.5	387,256
	August	868	-3.1	858	1,142	1,174	73.1	386,036	8.1	386,842
	September	930	15.7	947	1,382	1,246	76.0	397,776	13.1	403,842
	October	929	6.8	910	1,194	1,239	73.5	390,725	8.5	394,777
	November	690	1.6	832	840	1,168	71.2	398,712	8.3	400,951
	December	444	4.7	866	412	1,205	71.9	384,405	7.7	401,531
2015	January	487	6.1	840	818	997	84.2	409,814	4.5	416,018
	February	699	17.9	831	1,028	1,175	70.7	420,532	13.6	419,196
	March	1,043	15.9	925	1,427	1,189	77.8	428,876	13.8	426,365
	April	1,250	14.7	938	1,692	1,260	74.4	437,473	13.2	428,574
	May	1,259	-0.7	929	1,734	1,254	74.0	445,611	15.0	436,377
	June	1,416	27.7	1,139	1,693	1,412	80.7	451,400	14.7	440,293
	July	1,120	5.4	966	1,412	1,311	73.7	448,585	14.1	442,085
	August	940	8.3	926	1,262	1,297	71.3	443,912	15.0	444,475
	September	925	-0.5	941	1,417	1,278	73.6	435,075	9.4	442,491
	October	941	1.3	915	1,211	1,253	73.0	440,623	12.8	445,495
	November									
	December									
	Q3 2014	2,861	8.0		4,003			392,481	10.2	
	Q3 2015	2,985	4.3		4,091			442,927	12.9	
	YTD 2014	9,209	3.3		13,401			388,056	9.8	
	YTD 2015	10,080	9.5		13,694			438,954	13.1	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA**October 2015**

		Interest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	3,101	8.3	67.9	918
	February	595	3.14	5.24	121.0	125.0	3,107	8.3	67.9	917
	March	581	3.14	4.99	121.0	125.5	3,112	7.9	67.7	914
	April	570	3.14	4.79	121.8	126.4	3,125	7.8	67.8	908
	May	570	3.14	4.79	121.8	127.0	3,117	7.7	67.5	907
	June	570	3.14	4.79	122.2	127.4	3,099	7.9	67.1	909
	July	570	3.14	4.79	122.1	126.9	3,077	8.2	66.8	912
	August	570	3.14	4.79	122.5	126.9	3,065	8.3	66.5	916
	September	570	3.14	4.79	122.9	127.2	3,063	8.3	66.3	925
	October	570	3.14	4.79	123.0	127.4	3,070	8.1	66.3	936
	November	570	3.14	4.79	123.1	126.9	3,074	8.0	66.2	947
	December	570	3.14	4.79	123.4	126.2	3,073	8.0	66.1	947
2015	January	570	3.14	4.79	123.3	126.3	3,071	7.8	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,079	7.6	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,098	7.3	65.9	942
	April	561	2.89	4.64	124.5	127.7	3,115	7.3	66.1	944
	May	561	2.89	4.64	125.1	128.5	3,141	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,168	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,199	6.6	67.1	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.7	67.4	982
	September	561	2.89	4.64	127.3	129.0	3,216	6.9	67.5	989
	October	561	2.89	4.64		129.0	3,212	7.1	67.5	989
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA**October 2015**

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	192.5	7.8	66.7	953
	February	595	3.14	5.24	121.0	125.0	192.9	7.9	66.8	957
	March	581	3.14	4.99	121.0	125.5	194.1	7.7	67.0	956
	April	570	3.14	4.79	121.8	126.4	197.1	7.4	67.7	954
	May	570	3.14	4.79	121.8	127.0	198.6	7.4	68.1	953
	June	570	3.14	4.79	122.2	127.4	200.3	6.7	68.1	957
	July	570	3.14	4.79	122.1	126.9	201.8	7.0	68.7	954
	August	570	3.14	4.79	122.5	126.9	202.4	7.2	68.9	949
	September	570	3.14	4.79	122.9	127.2	203.4	7.6	69.4	946
	October	570	3.14	4.79	123.0	127.4	204.1	7.4	69.4	940
	November	570	3.14	4.79	123.1	126.9	206.2	6.9	69.7	943
	December	570	3.14	4.79	123.4	126.2	207.0	6.9	69.8	945
2015	January	570	3.14	4.79	123.3	126.3	207.3	6.8	69.8	960
	February	567	2.89	4.74	123.7	127.2	205.9	7.0	69.3	979
	March	567	2.89	4.74	124.2	127.9	203.3	7.5	68.8	1,007
	April	561	2.89	4.64	124.5	127.7	200.3	7.9	67.9	1,027
	May	561	2.89	4.64	125.1	128.5	198.0	7.9	67.1	1,025
	June	561	2.89	4.64	125.9	128.8	195.0	7.5	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.7	7.4	63.8	989
	August	561	2.89	4.64	127.1	128.7	186.9	7.7	62.9	973
	September	561	2.89	4.64	127.3	129.0	185.9	8.2	62.8	984
	October	561	2.89	4.64		129.0	190.7	8.0	64.3	989
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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